

MILLCREEK, UTAH
ORDINANCE NO. 26-13

AN ORDINANCE AMENDING THE 2025-26 FISCAL YEAR BUDGET

WHEREAS, the Millcreek Council (“*Council*”) met in a regular session on March 23 2026, to consider, among other things, amending the budget for the 2025-26 fiscal year; and

WHEREAS, the City Administration has presented a proposed amendment to the 2025-26 fiscal year budget (see attached Exhibit “A” identified as FY 2025-26 Budget Amendment #3); and

WHEREAS, on March 4, 2026, notice of a public hearing to consider the recommended amendment to the 2025-26 budget was published on the Utah Public Notice website, Millcreek website, and at City Hall; and

WHEREAS, on March 23, 2023, a public hearing to receive public comment to consider the amendments to the 2025-26 fiscal year budget was held at the Millcreek City Hall located at 1330 E Chambers Avenue, Millcreek, Utah; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, amending the budget for the 2025-26 fiscal year; and

WHEREAS, it is the intent and desire of the city to comply with all applicable State and local laws regarding the adoption of and the amendment to the 2025-26 fiscal year budget; and

WHEREAS, the Council finds that it has satisfied all legal requirements required to amend a budget.

NOW, THEREFORE, BE IT ORDAINED by the Council that the budget for the 2025-26 fiscal year is hereby amended as set forth in the attached Exhibit “A” identified as FY 2025-26 Budget Amendment #3. This ordinance shall take effect upon passage and posting as required by law.

PASSED AND APPROVED this 23rd day of March 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-13: AN ORDINANCE AMENDING THE 2025-26 FISCAL YEAR
BUDGET was adopted the 23rd of March, 2026 and that a copy of the foregoing Ordinance 26-
13 was posted in accordance with Utah Code 10-3-711 this day of March, 2026.

Elyse Sullivan, City Recorder

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund: 100 - General Fund						
<u>Revenue</u>						
100-3100-3104	Property Tax - Misc Collections	20,000	20,000	(20,000)	-	
100-3130-3131	Sales and Use Tax	15,350,000	15,350,000	250,000	15,600,000	
100-3130-3132	Energy Sales & Use Tax - Electricity	2,200,000	2,200,000	250,000	2,450,000	
100-3130-3133	Energy Sales & Use Tax - Natural Gas	1,500,000	1,500,000	(500,000)	1,000,000	
100-3130-3137	Public Transit Tax (P2)	-	-	700,000	700,000	
100-3410-3142	Franchise Taxes - Telecom	360,000	360,000	(145,000)	215,000	
100-3500-3520	Code Compliance Fines	30,000	30,000	40,000	70,000	YTD actual = \$64,638
100-3600-3615	Reimbursements & Rebates	10,000	10,000	173,000	183,000	Insurance Pymt from ULGT - Flood claim
100-3900-3920	Budgetary Use of Fund Balance	728,876	850,276	(500,000)	350,276	sum of all budget amendments requested
				248,000		Total Budget Amendments - Gen Fund Revenue
<u>Expenditures</u>						
Dept 100-4110 Mayor and Council						
100-4110-2100	Books, Subscriptions & Memberships	190,000	190,000	(25,000)	165,000	<\$15,000> reclass within department <\$10,000> to Justice Court acct #100-4220-3200
100-4110-2230	Conferences & Training Registration	7,500	7,500	7,500	15,000	reclass within department
100-4110-2235	Employee Travel	10,000	10,000	5,000	15,000	reclass within department
100-4110-2245	Meeting Expenses	3,500	3,500	2,500	6,000	reclass within department
				(10,000)		Department Total
Dept 100-4210 City Manager's Office						
100-4210-2100	Books, Subscriptions & Memberships	2,500	2,500	(2,000)	500	reclass within department
100-4210-2230	Conferences & Training Registration	3,000	3,000	2,000	5,000	reclass within department
100-4210-2235	Employee Travel	5,500	5,500	1,000	6,500	reclass within department
100-4210-2245	Meeting Expenses	5,000	5,000	(1,000)	4,000	reclass within department
				-		Department Total
Dept 100-4220 Justice Court						
100-4220-3200	Contracted Services - Justice Court	135,000	135,000	10,000	145,000	\$10,000 moved from acct #100-4110-2100
				10,000		Department Total
Dept 100-4230 Legal						
100-4230-2230	Conferences & Training Registration					
100-4230-3100	Professional Services	440,000	440,000	(120,000)	320,000	reclass within department
100-4230-3110	City Hall Property Line Issue		-	120,000	120,000	reclass within department
					-	Department Total
Dept 100-4240 Public Safety						
100-4240-3200	Contracted Services					
100-4240-3210	Law Enforcement - UPD	16,825,000	16,825,000	(150,000)	16,675,000	CY Budget higher than approved contract; moved to PW Prof Svc - see 100-5110-3100
				(150,000)		Department Total

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Dept 100-4250	Promise Program					
100-4250-1100	Salaries - Reg FT & PT Employees	280,000	280,000	16,500	296,500	reclass within department
100-4250-1200	Wages - Non-Benefit PT & Seasonal	25,000	25,000	(16,500)	8,500	reclass within department
100-4250-3100	Professional Services	500	500	2,500	3,000	reclass within department
100-4250-3200	Contracted Services	10,000	10,000	(2,500)	7,500	reclass within department
				-		Department Total
Dept 100-4310	Recorder's Office					
100-4310-2510	Software		-	1,500	1,500	reclass within department
100-4310-6100	Miscellaneous Expenditures	350	350	(1,500)	(1,150)	reclass within department
				-		Department Total
Dept 100-4410	Building Services					
100-4410-1100	Salaries - Reg FT & PT Employees	952,500	952,500	(20,000)	932,500	reclass within department
100-4410-2240	Uniforms	5,700	5,700	(750)	4,950	reclass within department
100-4410-2245	Meeting Expenses	750	750	250	1,000	reclass within department
100-4410-2450	Printing	500	500	500	1,000	reclass within department
100-4410-3100	Professional Services	50,000	50,000	20,000	70,000	reclass within department
				-		Department Total
Dept 100-4510	Communications					
100-4510-2100	Books, Subscriptions & Memberships	1,000	1,000	7,000	8,000	Utah Water Ways reclass within department
100-4510-2410	Postage & Shipping	120,000	106,000	(7,000)	99,000	reclass within department
100-4510-3100	Professional Services	47,500	47,500	(25,000)	22,500	reclass within department
100-4510-3200	Contracted Services	-	-	25,000	25,000	reclass within department
				-		Department Total
Dept 100-4520	Emergency Preparedness					
100-4520-2100	Books, Subscriptions & Memberships	300	300	700	1,000	Emerg Mgt Accreditation reclass within department
100-4250-2235	Employee Travel	5,000	5,000	(700)	4,300	reclass within department
100-4520-2240	Uniforms	500	500	(250)	250	reclass within department
100-4520-6100	Miscellaneous Expenditures	2,000	2,000	250	2,250	Fall CERT supplies reclass within department
				-		Department Total
Dept 100-4610	Economic Development					
100-4610-2415	Advertising and/or Public Notices	30,000	30,000	(12,500)	17,500	Excess moved to Facilities
100-4610-2600	Bldg Maint / Utilities - Rental Properties	34,000	34,000	(10,000)	24,000	Woodbury now managing rentals Excess moved to Facilities
100-4610-3100	Professional Services	45,000	45,000	(10,000)	35,000	Excess moved to Facilities
100-4610-8205	Business Council Gala	5,000	5,000	1,500	6,500	reclass within department
100-4610-8210	Business Council Markets	10,000	10,000	(1,500)	8,500	reclass within department
				(32,500)		Department Total

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Dept 100-4710	Finance Department					
100-4710-1100	Salaries - Reg FT & PT Employees	515,000	515,000	5,000	520,000	reclass within department
100-4710-1400	Employee Benefits	235,000	235,000	(5,000)	230,000	reclass within department
100-4710-2100	Books, Subscriptions & Memberships	2,500	2,500	1,000	3,500	reclass within department
100-4710-2400	Office Supplies	1,500	1,500	500	2,000	reclass within department
100-4710-3100	Professional Services	40,000	40,000	(1,500)	38,500	reclass within department
				-		Department Total
Dept 100-4720	Human Resources					
100-4720-1100	Salaries - Reg FT & PT Employees	102,000	102,000	(350)	101,650	reclass within department
100-4720-1300	Overtime	250	250	350	600	reclass within department
100-4720-2230	Conferences & Training Registration	2,500	2,500	(500)	2,000	reclass within department
100-4720-2400	Office Supplies	500	500	500	1,000	reclass within department
100-4720-2415	Advertising and/or Public Notices	500	500	(500)	-	reclass within department
100-4720-3100	Professional Services	6,000	6,000	6,000	12,000	reclass within department
100-4720-3205	Drug Screenings & Backgrnd Checks	15,000	15,000	(11,000)	4,000	reclass within department
100-4720-4200	Insurance - Workers Comp	35,000	35,000	5,000	40,000	reclass within department
100-4720-6100	Miscellaneous Expenditures	500	500	500	1,000	reclass within department
				-		Department Total
Dept 100-4730	Non-Departmental					
100-4730-2100	Books, Subscriptions & Memberships	1,500	1,500	500	2,000	reclass within department
100-4730-2400	Office Supplies	12,000	12,000	(1,250)	10,750	reclass within department
100-4730-2605	Sm Tools, Minor Equip, Supplies	1,000	1,000	750	1,750	reclass within department
100-4730-4100	Insurance - Liability	120,000	120,000	(5,000)	115,000	reclass within department
100-4730-4105	Insurance - Property	70,000	70,000	5,000	75,000	reclass within department
				-		Department Total
Dept 100-4810	Facilities					
100-4810-2240	Uniforms	2,500	2,500	(1,500)	1,000	reclass within department
100-4810-2605	Sm Tools, Minor Equip, Supplies	115,000	115,000	(25,000)	90,000	reclass within department
100-4810-2610	Janitorial Supplies	10,000	10,000	7,500	17,500	reclass within department
100-4810-2615	Splash Pad Testing & Chemicals	100,000	100,000	(80,000)	20,000	reclass within department
100-4810-2655	Maint - Bldgs and Grounds	250,000	250,000	200,000	450,000	received insurance pyment from flood claim
100-4810-2670	Utilities - Water & Sewerage	50,000	50,000	(25,000)	25,000	reclass within department
100-4810-2675	Utilities - Natural Gas	75,000	75,000	(25,000)	50,000	reclass within department
100-4810-2680	Utilities - Electricity	225,000	225,000	(25,000)	200,000	reclass within department
100-4810-2690	Utilities - Garbage and Recycling	50,000	50,000	(30,000)	20,000	reclass within department
100-4810-3200	Contracted Services	200,000	200,000	25,000	225,000	reclass within department
100-4810-6100	Miscellaneous Expenditures	20,000	20,000	(5,000)	15,000	reclass within department
100-4810-7250	Cap Outlay: Bldg Improvements		-	16,500	16,500	signage reclass within department
				32,500		Department Total

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Dept 100-4910	Planning & Zoning					
100-4910-2510	Software	12,500	12,500	25,000	37,500	reclass within department
100-4910-3100	Professional Services	100,000	100,000	(25,000)	75,000	reclass within department
				-		Department Total
Dept 100-5110	Engineering / PW					
100-5110-2510	Software	12,500	12,500	32,500	45,000	YTD actual = \$42,022.25
100-5110-3100	Professional Services	300,000	300,000	30,000	330,000	increased scope for Ave Consultants; moved from UPD contract - see acct# 100-4240-3210
				62,500		Department Total
Dept 5720	Comm Life - Events					
100-5720-2100	Books, Subscriptions & Memberships	5,000	5,000	1,500	6,500	reclass within department
100-5720-3200	Janitorial Srvcs for Venue Rentals	20,000	20,000	(1,500)	18,500	reclass within department
				-		Department Total
Dept 100-9000	Debt Service & Other Financing Uses					
100-9000-9010	Transfer to Other Funds	1,250,000	1,250,000	335,500	1,585,500	Department Total
				335,500		
				248,000		Total Budget Amendments - Gen Fund Exp
				-		

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund: 201 - CRA Millcreek Center						
<u>Revenue</u>						
201-3600-3610	Interest Income		-	8,000	8,000	move interest on constr acct
201-3700-3710	Interfund Transfer-In	956,000	956,000		956,000	
201-3700-3715	Proceeds from Debt - Series 2025A	22,935,000	22,935,000	(1,860,000)	21,075,000	actual bond transaction
201-3700-3716	Proceeds from Debt - Series 2025B	1,362,900	1,362,900	2,562,100	3,925,000	actual bond transaction
201-3700-3721	Proceeds from Bond Premium - 2025A		-	125,300	125,300	actual bond transaction
				835,400		Total Budget Amendments - Rev
<u>Expenditures</u>						
201-5310-3100	Professional Services	297,900	297,900	(297,900)	-	move budget to COI
201-9000-5220	Series 2025A&B Debt Svc - Principal	956,000	956,000	(956,000)	-	no Prinicpal pymts in CY
201-9000-5225	Series 2025A&B Debt Svc - Interest		-	956,000	956,000	Interest only
201-9000-5300	Cost of Issuance		-	328,000	328,000	actual bond transaction
201-9000-9011	Transfer to Millcreek Common East	24,000,000	24,000,000	805,300	24,805,300	actual bond transaction
				835,400		Total Budget Amendments - Exp
				-		

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund: 202 - CRA West Millcreek						
<u>Revenue</u>						
202-3600-3610	Interest Income	100,000	100,000	200,000	300,000	
				200,000		Total Budget Amendments - Rev
<u>Expenditures</u>						
202-9000-9020	Budgetary Addition to Fund Balance	1,078,737	1,078,737	200,000	1,278,737	
				200,000		Total Budget Amendments - Exp
				-		

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund: 205 - CRA MedTech						
<u>Revenue</u>						
205-3330-3334	Tax Increment - Other Governments		-	750,000	750,000	triggered in Tax Yr 2025
				750,000		Total Budget Amendments - Rev
<u>Expenditures</u>						
205-5310-2700	Tax Increment Commitments		-	100,000	100,000	
205-5310-2900	Administrative Expenses (5%)		-	37,225	37,225	
205-9000-9010	Transfer to CRA Housing Fund (15%)		-	111,675	111,675	
205-9000-9020	Budgetary Addition to Fund Balance		-	501,100	501,100	
				750,000		Total Budget Amendments - Exp
				-		

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund: 220 - CRA Aggregate Housing						
<u>Revenue</u>						
220-3900-3910	Transfer from Other Funds	599,150	599,150	111,675	710,825	MedTech CRA triggered in Tax Yr 2025
				111,675		Total Budget Amendments - Rev
<u>Expenditures</u>						
220-9000-9020	Budgetary Addition to Fund Balance	599,150	599,150	111,675	710,825	
				111,675		Total Budget Amendments - Exp
				-		

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund: 250 - Millcreek Community Foundation 501(c)(3)						
<u>Revenue</u>						
250-3330-3331	Local Grants	2,500	2,500	920	3,420	ZAP Grant
250-3900-3920	Budgetary Use of Fund Balance			4,080		
				5,000		Total Budget Amendments - Rev
<u>Expenditures</u>						
250-4250-8300	Promise Programs	1,500	1,500	5,000	6,500	UTA passes
				5,000		Total Budget Amendments - Exp
				-		

Acct Number	Account Description	Original Budget	Amended Budget	03/23/26 Requested Amendments	Proposed Amended Budget	Comments
Fund 510 - Stormwater Utility Fund						
<u>Revenue</u>						
510-3600-3610	Interest Income	50,000	50,000	130,000	180,000	
510-3900-3920	Budgetary Use of Fund Balance	2,212,900	2,212,900	(122,500)	2,090,400	
				7,500		Total Budget Amendments - Rev
<u>Expenditures</u>						
510-5610-2100	Books, Subscriptions & Memberships	5,000		2,500	2,500	Center for Watershed Protection; Stormwater Permit Amazon membership
510-5610-2510	Software	20,000		5,000	5,000	
				7,500		Total Budget Amendments - Exp
				-		

#	DESCRIPTION	CODE	FEE
RECREATION FEES			
Millcreek Common Event - Venue Rental			
253	Conference Room Only, 8:00 a.m. - 4:00 p.m. (Cleaned up by 4:00 p.m., 2-hour minimum)*	3-54-010	\$100.00/hour
254	Conference Room Only, 4:00 p.m. - 10:00 p.m. (Cleaned up by 11:00 p.m., 2-hour minimum)*	3-54-010	\$200.00/hour
255	Sun Deck Only, 8:00 a.m.-4:00 p.m. (Cleaned up by 4:00 p.m., 2-hour minimum)*	3-54-010	\$100.00/hour
256	Sun Deck Only, 4:00 p.m. - 10:00 p.m. (Cleaned up by 11:00 p.m., 2-hour minimum)*	3-54-010	\$200.00/hour
257	Entire Plaza Buy-Out, 8:00 a.m. - 4:00 p.m., M-TH, Cleaned up by 4:00 p.m. Must be approved by Mayor and City Council. (Discounts are not permitted)	3-54-010	\$3,500.00 (6-hour minimum)
258	Entire Plaza Buy-Out, 4:00 p.m. - 10:00 p.m., M-TH, Cleaned up by 11:00 p.m. Must be approved by Mayor and City Council. (Discounts are not permitted)	3-54-010	\$6,000.00 (6-hour minimum)
259	Ice Loop Rental for Hockey Lessons	3-54-010	\$250.00/hour
260	Cultural Community Partner Event Plaza Rental	3-54-010	\$1,500.00
261	Community Room, Prefunction 1, Green Room, Balcony, 8:00 a.m. - 4:00 p.m. (Cleaned up by 4:00 p.m.)*	3-54-010	\$1,900.00 Mon-Wed, \$2,250.00 Thurs-Sun
262	Community Room, Prefunction 1, Green Room, Balcony, 4:00 p.m. - 10:00 p.m. (Cleaned up by 11:00 p.m.)*	3-54-010	\$2,500.00 Mon-Wed, \$3,200.00 Thurs-Sun
263	Multipurpose Room, 8:00 a.m. - 4:00 p.m. (Cleaned up by 4:00 p.m.)*	3-54-010	\$800.00
264	Multipurpose Room, 4:00 p.m. - 10:00 p.m. (Cleaned up by 11:00 p.m.)*	3-54-010	\$1,000.00
265	Kitchen*	3-54-010	\$200.00
266	City Hall Forum, 8:00 a.m. - 4:00 p.m. (Cleaned up by 4:00 p.m.) Limited Availability*	3-54-010	\$1,000.00
267	City Hall Forum, 4:00 p.m. -10:00 p.m. (Cleaned up by 11:00 p.m.) Limited Availability*	3-54-010	\$1,000.00
268	Alpenglobe - 2 hours	3-54-010	\$100.00
269	Catering Commission	3-54-010	10% of food + nonalcoholic beverage sales
270	Not for Profit Discount on Venue Rental (Cannot be combined with any other discounts)	3-54-010	50% off original cost
271	Millcreek Resident/Businesses Discount on Venue Rental (Cannot be combined with any other discounts)	3-54-010	20% off original cost
272	Millcreek City Employee Discount on Venue Rental and Dance Floor #1 (Cannot be combined with any other discounts; not taxable according to IRS)	3-54-010	20% off original cost
273	Millcreek City Employee Discount on Venue Rental and Dance Floor #2 (Cannot be combined with any other discounts; taxable fringe benefit in accordance with IRS)	3-54-010	75% off original cost
274	Government Discount - City Supported (as defined by City policy and approved by City Council)	3-54-010	100% off original cost
275	Venture Gold Sponsorship Room Discount (as approved by City Council)	3-54-010	50% off original cost
*Discounts are not permitted in December except for Venture Gold Sponsors			

MILLCREEK, UTAH
ORDINANCE NO. 26-11

**AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$8,000
FOR HIGH SCHOOL SCHOLARSHIPS**

WHEREAS, the Millcreek Council (“Council”) met in a regular session on March 23, 2026, to consider, among other things, approving a monetary contribution of up to \$8,000 for high school scholarships (the “Appropriation”); and

WHEREAS, Utah Code Ann. § 10-8-2 requires, among other things, a study to support a monetary donation; and

WHEREAS, on or about March 4, 2026, a study ("Study") was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation of up to \$8,000 for high school scholarships. A copy of the Study is attached to this Ordinance; and

WHEREAS, on March 6, 2026, the Study was made available in Millcreek for review by interested parties; and

WHEREAS, on March 6, 2026, a notice of a public hearing was published as a Class A notice under Utah Code Ann. § 63G-30-102; and

WHEREAS, on March 23, 2026, the Council held the requisite public hearing to receive public comments concerning the Appropriation; and

WHEREAS, all interested persons in attendance at the public hearing were given the opportunity to be heard, and written comments were solicited; and

WHEREAS, the Council finds that based on the Study and comments at the public hearing, the Appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of the inhabitants of Millcreek; and

WHEREAS, the Council finds that the Appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek. Such goals and objectives include, but are not limited to, economic development, job creation, and job preservation; and

WHEREAS, the Council finds that the net value received for the monetary contribution is equivalent and includes certain intangible benefits to Millcreek, including, but not limited to, prosperity, moral well-being, comfort, and convenience to the inhabitants of Millcreek and economic development, job creation, and job preservation in Millcreek; and

WHEREAS, the Council finds that it has satisfied all the requirements of Utah Code Ann. § 10-8-2 to make the Appropriation.

NOW, THEREFORE, BE IT ORDAINED that the Council hereby approves a monetary contribution of up to \$8,000 for high school scholarships for students who live in Millcreek and attend Skyline, Olympus, Cottonwood, and the Utah International Charter School. The Promise Department will confirm proof of residence, and two students will be selected from each school.

This Ordinance assigned Ordinance No. 26-11, 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 23rd day of March, 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-11: AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$8,000 FOR HIGH SCHOOL SCHOLARSHIPS was adopted the 23rd day of March 2026 and that a copy of the foregoing Ordinance 26-11 was posted in accordance with Utah Code 10-3-711 this ____ day of March, 2026.

Elyse Sullivan, City Recorder



Bonneville Research

March 4th, 2026

Introduction:

This analysis intends to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by the Utah Code Section 10-8-2—appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants.

Critical Elements of the Study:

The Study shall consider the following factors:

1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.

2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.

Millcreek Agreement – Millcreek proposes to make the following monetary appropriation for the Fiscal Year 2026/2027:

Millcreek High School Scholarship Proposal: Up to \$8,000

ANALYSIS:

The proposed Millcreek scholarship program will have a profound and lasting impact on Millcreek youth, providing financial assistance that can open doors to higher education and career advancement. We are planning to provide two scholarships each to students from Cottonwood, Skyline, and Olympus High Schools, and two to students at Utah International Charter School.

CONCLUSION AND REQUIRED FINDINGS:

The municipality of Millcreek's purpose for the above-listed appropriation of the Millcreek Scholarship Program will be to seek to achieve the following Community Objectives:

- Provide Real and lasting opportunities for Millcreek youth to have better opportunities for higher education and career advancement by:
- Addressing the student debt crisis on the Front End by helping ensure students incur less debt while pursuing their college education.
- Facilitating a fair and equitable process begins with believing it is for everyone, not just those of a particular ethnicity, economic background, or life situation.
- Facilitating Millcreek's community of first-generation college students—those trying to become the first in their families to graduate from college.

The appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek, a Utah Municipal Corporation, in economic development, job creation, affordable housing, blight elimination, job preservation, and preservation of historic structures and property, and any other public purpose.

2

CONCLUSION:

The municipality of Millcreek's purpose for the appropriation to the Millcreek Scholarships Program is to provide financial assistance toward future education or career opportunities to youth in Millcreek, Utah, by accomplishing the following public purposes:

1. EDUCATION: All Millcreek youth have the support to maximize academic success on their path to high school graduation and post-secondary education.
2. HEALTH AND SAFETY: All Millcreek residents have access to health and safety services and resources.
3. ECONOMIC WELL-BEING: All Millcreek residents have opportunities to provide a high quality of life for themselves and their families.

FINDING:

The appropriation is necessary and appropriate to accomplish Millcreek, a Utah Municipal Corporation's reasonable goals and objectives in economic development, job creation, affordable housing, blight elimination, job preservation, preservation of historic structures and property, and any other public purpose.

GENERAL LIMITING CONDITIONS:

Every reasonable effort has been made to ensure that this Study's data reflects accurate and timely information and is reliable.

- The Study is based on estimates, assumptions, and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including Millcreek, the Utah State Tax Commission, and the Utah State Auditor's Office, and consultations with the Client's representatives.
- No responsibility is assumed for inaccuracies in reporting by the Client, its agents, or any other data sources used in preparing or presenting this Study. This report is based on information collected in March of 2026, and Bonneville Research has not undertaken any update of its research since that date. Bonneville Research makes no warranty that any of the values or results contained in this Study will be achieved. This report is not to be used for any public or private offering of securities or other similar purposes. This Study is qualified in its entirety and should be considered considering these limitations, conditions, and considerations.

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent financial and redevelopment analyses for numerous urban renewal agencies throughout the State and completed "Fair Value Analyses" for the Cities of Holladay and South Salt Lake. As the Chairman of Bonneville Research, Bob leads with influence and expertise. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management, and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.

MILLCREEK, UTAH
ORDINANCE NO. 26-12

**AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$5,000
TO THE EAST MILL CREEK COMMUNITY COUNCIL**

WHEREAS, the Millcreek Council (“Council”) met in a regular session on March 23, 2026, to consider, among other things approving a monetary contribution of up to \$5,000 to the East Mill Creek Community Council (the “Appropriation”); and

WHEREAS, Utah Code Ann. § 10-8-2 requires, among other things, a study to support a monetary donation; and

WHEREAS, on or about March 4th, 2026, a study ("Study") was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation of up to \$5,000 to the East Mill Creek Community Council. A copy of the Study is attached to this Ordinance; and

WHEREAS, on March 6, 2026, the Study was made available in Millcreek for review by interested parties; and

WHEREAS, on March 6, 2026, a notice of a public hearing was published as a Class A notice under Section 63G-30-102; and

WHEREAS, on March 23, 2026, the Council held the requisite public hearing to receive public comments concerning the Appropriation; and

WHEREAS, all interested persons in attendance at the public hearing were given the opportunity to be heard, and written comments were solicited; and

WHEREAS, the Council finds that based on the Study and comments at the public hearing, the Appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of the inhabitants of Millcreek; and

WHEREAS, the Council finds that the Appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek. Such goals and objectives include, but are not limited to, economic development, job creation, and job preservation; and

WHEREAS, the Council finds that the net value received for the monetary contribution is equivalent and includes certain intangible benefits to Millcreek, including, but not limited to, prosperity, moral well-being, comfort, and convenience to the inhabitants of Millcreek and economic development, job creation, and job preservation in Millcreek; and

WHEREAS, the Council finds that it has satisfied all the requirements of Utah Code Ann. § 10-8-2 to make the Appropriation.

NOW, THEREFORE, BE IT ORDAINED that the Council hereby approves a monetary contribution of up to \$5,000 to the East Mill Creek Community Council.

This Ordinance assigned Ordinance No. 26-12 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 23rd day of March, 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-12: APPROVING A MONETARY CONTRIBUTION OF UP TO \$5,000 TO THE EAST MILL CREEK COMMUNITY COUNCIL was adopted the 23rd day of March 2026 and that a copy of the foregoing Ordinance 26-12 was posted in accordance with Utah Code 10-3-711 this ____ day of March, 2026.

Elyse Sullivan, City Recorder



Bonneville Research

March 4th, 2026

Introduction:

This analysis intends to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by the Utah Code Section 10-8-2. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants.

Critical Elements of the Study:

The Study shall consider the following factors:

1

1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.
3. The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:

- a. If the appropriation is made as an amendment to the current year's fiscal budget, then the appropriation shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
- b. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement – Millcreek proposes to make the following monetary appropriation for the Fiscal Year 2026/2027:

- **East Millcreek Community Council – not to exceed \$5,000**

ANALYSIS:

The municipality of Millcreek's purpose for the above-listed appropriations, will be to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and the appropriations are necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek, a Utah Municipal Corporation, in the areas of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

CONCLUSION AND REQUIRED FINDINGS:

The municipality of Millcreek’s purpose for the above-listed appropriation to the Millcreek Arts Council and Community Theater will be to seek to achieve the following Community Objectives:

1. EDUCATION: All Millcreek youth have the support to maximize academic success on their path to high school graduation and post-secondary education.
2. HEALTH AND SAFETY: All Millcreek residents can access health and safety services and resources.
3. ECONOMIC WELL-BEING: All Millcreek residents have opportunities to provide a high quality of life for themselves and their families.

The appropriation is necessary and appropriate to accomplish Millcreek, a Utah Municipal Corporation's reasonable goals and objectives in economic development, job creation, affordable housing, blight elimination, job preservation, and preservation of historic structures and property, and any other public purpose.

FINDING:

The appropriation is necessary and appropriate to accomplish Millcreek, a Utah Municipal Corporation's, reasonable goals and objectives in economic development, job creation, affordable housing, blight elimination, job preservation, and preservation of historic structures and property, and any other public purpose.

GENERAL LIMITING CONDITIONS:

Every reasonable effort has been made to ensure that this Study's data reflects accurate and timely information and is reliable.

- *The Study is based on estimates, assumptions, and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including Millcreek, the Utah State Tax Commission, and the Utah State Auditor's Office, and consultations with the Client's representatives.*
- *No responsibility is assumed for inaccuracies in reporting by the Client, its agents, or any other data sources used in preparing or presenting this Study. This report is based on information collected in March of 2026.*
- *Bonneville Research has not undertaken any update of its research since that date. Bonneville Research makes no warranty that any of the values or results contained in this Study will be achieved. This report is not to be used for any public or private offering of securities or other similar purposes. This Study is qualified in its entirety and should be considered considering these limitations, conditions, and considerations.*

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent financial and redevelopment analyses for numerous urban renewal agencies throughout the State and completed "Fair Value Analyses" for the Cities of Holladay and South Salt Lake. Mr. Springmeyer is the Chairman of Bonneville Research. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management, and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.

MILLCREEK, UTAH
ORDINANCE NO. 26-10

AN ORDINANCE REZONING 0.17 ACRES OF CERTAIN PROPERTY LOCATED AT APPROXIMATELY 1575 EAST MILLCREEK WAY FROM THE R-1-6 (SINGLE-HOUSEHOLD RESIDENTIAL) ZONE TO THE R-1-10 (SINGLE-HOUSEHOLD RESIDENTIAL) ZONE

WHEREAS, the Millcreek Council (“Council”) met in a regular meeting on March 23, 2026, to consider, among other things, an ordinance rezoning 0.17 acres of certain property located at approximately 1575 East Millcreek Way from the R-1-6 (Single-Household Residential) zone to the R-1-10 (Single-Household 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 January 27, 2026, the required public hearing notice was published; and

WHEREAS, on February 11, 2026, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on February 18, 2026, the planning commission held the required public hearing with respect to this rezone; and

WHEREAS, on February 18, 2026, 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 March 18, 2026, the Council caused the required notice to be given; and

WHEREAS, on March 9, 2026, the Council discussed the rezone application, and on March 23, 2026, the Council considered the rezone during a public meeting; and

WHEREAS, Section 18.33.020 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 citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the Council that the property described in File # ZM-26-002 filed by Jason Boal, the property (.17 acres) located at 1575 East Millcreek Way is hereby rezoned/reclassified from the R-1-6 (Single-Household Residential) zone to the R-1-10 (Single-Household Residential) zone , such property being more particularly described as follows:

Parcel No: 16331280700000

Address: 1575 East Millcreek Way

Legal Description: A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, located in Millcreek City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly line of the Warranty Deed thereof recorded December 27, 2024 as Entry No. 14329746 in the Salt Lake County Recorder's Office said point also being South 523.54 feet along the Section line and West 684.80 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian; running thence along said deed line South 45.59 feet; thence along the northerly line of Mill Creek Park Plat "A" Second Amendment thereof recorded September 08, 2023 as Entry No. 14150443, Book 2023P, Page 184 in the Salt Lake County Recorder's Office the following four (4) courses: (1) West 157.50 feet; thence (2) North 52.00 feet; thence (3) East 77.00 feet; thence (4) South 8.14 feet; thence N88°46'26"E 80.52 feet to the point of beginning.

BE IT FURTHER ORDAINED, that pursuant to Section 18.33.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 18.33.020.

This Ordinance assigned no. 26-10, 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 23rd day of March, 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-10: AN ORDINANCE REZONING 0.17 ACRES OF CERTAIN PROPERTY
LOCATED AT APPROXIMATELY 1575 EAST MILLCREEK WAY FROM THE R-1-6
(SINGLE-HOUSEHOLD RESIDENTIAL) ZONE TO THE R-1-10 (SINGLE-HOUSEHOLD
RESIDENTIAL) ZONE was adopted the 23rd day of March 2026 and that a copy of the
foregoing Ordinance 26-10 was posted in accordance with Utah Code 10-3-711 this ____ day of
March, 2026.

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-25-003

CITY COUNCIL STAFF REPORT (First Reading)

Meeting Date: March 23, 2026

Re: East Common Mixed Use

Proposal: Rezone/Development Agreement Application –
From: Commercial (C), Commercial w/Zone Condition (C/ZC) and the City Center Overlay Zone (CCOZ)
To: Commercial (C) and City Center Overlay - Development Agreement (CCOZ-DA)

Property Address: 3232 South Highland Drive (approx.)

Applicant(s): Millcreek Staff, PEG Development, and Ensign Design

Prepared By: Brad Sanderson, AICP, 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 Millcreek Planning Commission. Your consideration can be broad in scope; however your decision should consider prior adopted policies, especially the Millcreek General Plan.

SYNOPSIS:

Request:

Millcreek Staff, on behalf of Millcreek, PEG Development, and Encore Development, has filed a Rezone/Development Agreement application pertaining a mixed-use development being proposed on multiple parcels generally located at 3232 South Highland Drive, (directly east of the Millcreek Common) known as the “Property”.

The application is a request to rezone the Property from the Commercial Zone (C), Commercial (C/zc) and City Center Overlay Zone (CCOZ) to the Commercial (C) and City Center Overlay-Development Agreement (CCOZ-DA) Zone. The proposal seeks to remove all existing zone conditions from the Property, specifically a portion of the upper east ‘woonerf’ which states, “Building height limited to 42' from original grade to top of building”. Additionally, the request includes a development agreement proposal, as required by code, which allows the Property to be further subjected to certain terms, as well as certain possible exceptions, related to design standards, pursuant to Title 18.48. of the Millcreek Zoning Code (see terms and exceptions to the standards included within this report).

Background:

Shortly after Millcreek residents voted to become a city in 2016, the community set about developing a general plan to guide its future development. One of many ideas resulting from the general public and early planning phases of the general plans, was to create a new, walkable, mixed-use city center to act as a cultural hub for the community, which soon became a key focus. City leaders selected a site and began to go to work to secure funding, property, and design elements reflective of the input received from the general public and other design consultants. The design elements were included in a master plan for this new city center which was adopted by the City Council in June 2019. The master plan included the Millcreek Common, as a centralized active open space, along with supporting mixed-use midrise buildings comprising of ground floor retail/commercial, with upper-level office and residential uses to help synergize and support the Millcreek Common and overall city center area. The master plan encourages shared parking, within integrated parking structures, wrapped by active uses. Each phase of the master plan continues to develop based on market demands, land assemblage and as funding becomes available.

Proposal:

Millcreek, along with two other partners, PEG Development and Ensign Design (the “Partnership”) have employed Beecher Walker Architecture and Benchmark Engineering to aid with a concept design which will help advance the City Center Master Plan. The proposal includes assembling five parcels, comprising of approximately 1.2 acres of property, located directly east of Millcreek Common. The proposal comprises of a new six-story mixed-use building oriented towards the two abutting streets, as well as the Millcreek Common.

The building will include a five-level parking structure (containing 204 parking stalls). The subterranean level of parking will be designated as private parking, exclusively allocated for the residential condominiums. This parking level will be accessed from Chambers Avenue. The four additional levels of above-ground parking will be shared public and private parking and will be accessed from Highland Drive.

The building includes a five-story hotel comprising of 108 units. The hotel portion of the building will wrap the north and east sides of the parking structure which will abut both Highland Drive and Chambers Avenue. The west side of the building includes 12,500 square feet of ground floor retail/commercial space abutting the Millcreek Common with five stories (25 units) of luxury “for-sale” residential condominiums located above the ground floor retail.

The rooftop area will include a pool, hot tub and other private amenities that will be managed between the hotel and condominiums. The rooftop may also include solar, cellular and other mechanical equipment.

The south side of the building will function as a 20’ wide shared access between the Property and the adjacent property via a shared access easement. The access will allow ingress/egress of vehicles from both properties as well as pedestrian access or ‘paseo’, connecting Millcreek Common, the parking structure, and Highland Drive.

As part of this development, there will be some additional off-site improvements to Chambers Ave, Highland Drive, and the upper east Woonerf, in order to address some current and future traffic circulation and other utility infrastructure deficiencies, in part, as a result of this development. Because the code does not specifically require off-site improvements, these are being added to the development agreement.

Because the property/building interfaces with public right of way and/or public common area it causes some challenges in meeting the standard building setback requirements as prescribed by the code as listed within

the CCOZ. However, since the development includes a shared public parking structure, Millcreek’s code allows exceptions to certain design elements, such as building ‘stepbacks’, to be granted by way of a development agreement. These exceptions are listed within the terms of the proposed development agreement, included with this report.

If approved, a subsequent site plan and subdivision plat, with greater detail and review analysis, will be processed separately.

FINDINGS, CONCLUSIONS, & RECOMMENDATIONS:

Findings:

General Plan and City Center Master Plan Findings -

1. The Property is currently within the Commercial (C) Zone and City Center Overlay Zone (CCOZ). One of the smaller parcels, which primarily consists of a portion of the upper east woonerf, includes a zone condition, which states “Building height limited to 42’ from original grade to top of building”. It is proposed that the zone condition and designation be removed as part of this application.
2. The Millcreek City Center Master Plan was a result of the 2019 Millcreek Together General Plan. The Millcreek Together General Plan envisioned the Property as having:
 - a. “The greatest mass, the highest level of development intensity, and sidewalks wide enough to accommodate patio dining and significant pedestrian traffic”.
 - b. “Land uses in these areas should be flexible and adaptable, with an emphasis on non-residential activity occurring on the ground floors of buildings....” and,
 - c. “Taller buildings and higher density land uses will be encouraged”.
 - d. (2019 Millcreek City Center Master Plan Page 3.12)
3. The Property is listed within the “City Center Mixed-use 1” category, as designated within the General Plan, which states:
 - a. The “Mixed-use 1” land use designation envisions retail in walkable, mixed-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the city and region. As well as multifamily condominiums or apartments, hospitality, civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.
4. The Millcreek General Plan enumerates, the following City Center Goals & strategies:
 - a. Continue to refine, adapt, and expand the Town/City Center Overlay Zone as the City Center develops and evolves.
 - b. Maintain City Codes to support reduced onsite parking, limited parking lot areas between the public right-of-way and buildings, design elements that enhance visual impressions from the street, multi-modal access, and the safety and enjoyment of the on-site pedestrian experience.
 - c. Establish a parking management plan to regulate on-street parking that supports business patrons and visitors.
5. The City Center Master plan calls for an avoidance of surface parking lots, and integrated parking structures that are wrapped with active uses (City Center Master Plan Page 5.17)
6. The City Center Master Plan Implementation goals include creating a “new civic center to “include public parking to serve business and civic needs within Mill Park and other community investments that would bring activity to the City Center area” (City Center Master Plan Page 6.7).
7. The City Center Master Plan Implementation goals (phase 3) advocate for additional mixed and

diverse land uses, including hotels and art galleries: “Hotels often are required to support Utah’s tourism industry and Millcreek has the opportunity to participate in this aspect of the economy, particularly as residential and office uses in the City Center increase. Museums and art galleries could support Millcreek’s existing cultural identity (City Center Master Plan Page 6.9). The application includes, among other things, a hotel and an opportunity for an existing art gallery to relocate within the City Center, along Millcreek Common.

8. The City Center Master Plan contemplates preserving view corridors (Page 3.19) while also contemplating taller buildings on the east side of Millcreek Common, from 4 to 6 stories (Page 3.25). Significantly, a view corridor to the north half of Grandeur peak is preserved along Chambers Avenue, and the view corridor to Mount Olympus is preserved by the remodel and adaptive reuse of the Fine Art Inn Building, while also accommodating a structure that is five stories on the Highland Drive frontage, and 6 stories on the Millcreek Common frontage.
9. For more information regarding Millcreek Common and City Center Master Plan, visit <https://millcreekut.gov/254/Millcreek-Common-Development>

Millcreek Code Findings -

10. MKZ 18.48.010 states that “the purpose of the City Center Overlay Zone – Development Agreement (CCOZ-DA) is to allow flexibility in the strict application of the City Center Overlay Zone Design standards given particular site conditions and opportunities for additional development of public benefits such as additional public parking or open space or the provision of affordable housing, while adhering to the goals of the City Center Master Plan. The application of the development agreement concept is intended to advance the goals of the Millcreek City Center Master Plan and to further the purpose and intent of the City Center Overlay Zone, thus ensuring substantial compliance with the intent of zone regulations and other provisions of this title related to public health, safety, and general welfare, and at the same time securing the advantages of large scale site planning for mixed use development appropriate in Millcreek’s City Center”.
11. Development Agreements are entered into and approved at the sole discretion of the City. Publicly accessible parking, which consists of at least 100 spaces for commercial customers and visitors attending public events on Millcreek Common are eligible for a CCOZ-DA. (see MKZ 18.48.020 B.2.). The provision of a significant public parking structure fulfills the public benefit requirement of the CCOZ-DA.
12. Pertaining to the adoption of the CCOZ-DA, MKZ 18.48.060.C. states; “In considering an application for a CCOZ-DA, the schematic site plan and proposed development agreement may be modified by the City to meet the intent and requirements of this Chapter and may include regulations and standards other than those proposed by the petitioner.
13. Development Standards And Design Enhancements MKZ 18.48.070.A. states “the development standards for any lot in the CCOZ-DA zone shall be the same as in the underlying zone in which the lot is located except as modified by this chapter and an approved site plan and development agreement.
14. Design enhancements include but are not limited to: Development Façade Modulation, Roofline Variation and Step-Downs, Permeability and Open Space Integration, Upper Story Façade Transparency and Balconies, Diagonal Building Corners and Notches, Shadow and Light Articulation, Staggered or Clustered Massing, Streetscape Enhancements, and Architectural Massing and Material Variation” (see MKZ 18.48.070.B. for additional details).
15. MKZ. 18.47.050.C. permits building heights up to 75 feet tall for areas along Millcreek Common and on the north side of 3300 South, Highland Drive between Chambers Avenue and 3300 South. MKZ. 18.47.050.D. allows up to fourteen feet (14’) of additional height for roof structures parapet walls and architectural elements, including mechanical/utility components.

Property & Proposal Findings -

16. The development agreements should primarily relate to the design and development of the property. Because development agreements often expire certain agreements are best made as separate agreements, independent from the development agreement. Such items may include ownership, access and parking, utilities, maintenance, liability, cost, timing of construction, easements, etc.,
17. A 10-foot-wide sidewalk along Highland Drive, tree-line streets, plus added plazas and paseos will be among some of the public improvements made to all abutting right of way, the Millcreek Common and the south side of the building.
18. Some off-site improvements will be made to Chambers Avenue and Highland Drive as proportionately related to impacts from this development as recommended by the Fehr and Peers Traffic Impact Study TIS. Millcreek plans to make more extensive improvements to larger portions of Highland beginning 2030-2032.
19. While the building does have some setbacks along Highland Drive and Millcreek Common, the building does not fully meet the minimum setbacks, as prescribed within MKZ 18.47.070.D. As such, an exception is being requested by way of development agreement.
20. The hotel and ground floor retail spaces will primarily be limited to wall and awning signage; however, a portion of the building's east facades is intended to be used for a public "Millcreek Common" destination sign. Millcreek's sign code allows for projecting/blade signs but limits the size to twelve (12) square feet. Millcreek's sign code allows for a 26 foot-tall and up to 288 square foot district sign. A district sign was intended to be installed within the 'pork-chop' area on Chambers Ave. An "in-lieu-of" exception is being requested by way of development agreement to allow a 100 square foot projecting blade sign to be wall mounted near the northeast corner of the building. Details of this sign have yet to be formalized, but a digital sign face will be prohibited, and it will likely be similar to the Millcreek Common sign atop the Adventure Hub building.
21. Ownership, easements, parcel consolidation and right of way (ROW) alignments, including vacation and dedication of ROW, will be considered through a subsequent subdivision plat review.
22. Portions on the roof will be designated for some mechanical, solar and cellular equipment. Detailed locations, size and type have not been provided however it is not anticipated these will violate CCOZ requirements. ownership and maintenance will be included as part of a separate agreement between the Partnership.
23. A more extensive review of building design materials/colors, utilities, grading, landscaping, etc. will be further reviewed and analyzed through a site plan application.
24. One of the parcels is currently used as a small private athletic gym with approximately 20 surface parking stalls, while the other parcels are entirely used as a surface parking lot, comprising of 70 parking stalls.
25. Approximately 13 parking stalls located along the upper east woonerf will also be eliminated because of the proposed building and due to the relocation and upsizing of the mechanical and dumpster enclosure.
26. Once completed the new parking structure will accommodate parking for the new uses (commercial, hotel and residential condominiums) as well as restore and add public parking for the general public.
27. A new shared parking structure, next to and part of the city office building, will become available early summer of 2026, which is intended to temporarily offset the loss of the entire east surface parking lot once construction begins.
28. A third-party traffic firm has conducted a traffic study to analyze impact of the development proposal in relationship to current developments and other concepts proposals within the city center vicinity. Among other things, this study recommended some improvements to be made to both Highland and Chambers Avenue. Some improvements will be made to both Highland Drive and Chambers Avenue prior to completion of the building, however more extensive improvements to Highland Drive are

tentatively scheduled for 2030-2032. The traffic analysis and recommendations is included as an appendix to this staff report.

29. Grease traps and other utilities will be provided for the ground-floor commercial spaces so as to provide adequate opportunities for some eating establishments along the Millcreek Common.
30. The development agreement will require a subdivision plat ensuring dedication, utilities easements, access, building design, scale, orientation, materials, and other aspects pertaining to the development of this property, which may not be required by the underlying zoning and land use ordinances.

Public Outreach Findings-

31. An earlier but similar concept proposal was presented and discussed at joint work session held with both the city council and planning commission in Fall 2025. The proposal was also presented in September 2025 to each of the three affected/nearby community councils districts and later in October 2025 at an open house/neighborhood meeting inviting the surrounding property/business owners and general public.
32. Some discussion and concerns derived from these earlier meetings related to overall building height, particularly with respect to viewsheds (as viewed from Millcreek Common), architectural design (lack of stepbacks and setbacks), and traffic volume, circulation, and parking impacts. (see additional public comments, including each respective community council).
33. Staff held a more recent open house in February 2026 for the general public to comment on updated concepts. Traffic circulation and parking impacts were repeated concerns (see open house written comments).
34. Millcreek Planning Commission took comments during a public hearing held February 18, 2026.

Conclusions:

1. The proposal meets the goals and strategies as outlined within the general plan, specifically the City Center Overlay Center Zone and City Center Master Plan, by providing walkable spaces and a mixture of uses catered towards the Millcreek Common pedestrian experience. Furthermore, the proposal limits surface parking while providing wide landscaped sidewalks and pathways and other buildings, design elements that enhance visual impressions from the street, which are cohesive elements to a mixed-use city center. The proposal advances the goal of supporting additional mixed and diverse land uses, including a hotel, retail space, and an art gallery.
2. While the building design does provide some stepbacks along Highland Drive and Millcreek Common, the building design does not meet the full ‘stepback’ requirements as prescribed by the CCOZ Zone. This is primarily due to the added shared public parking structure internally located within the building. Furthermore, the Property and building interfaces with Millcreek Common and public right-of-way on three sides. Given the circumstances, stepping the building on all three sides would create somewhat of a pyramid affect, and would limit the amount of parking available in the parking structure.
3. The CCOZ-DA Zone, through a development agreement, allows flexibility in the strict application of the City Center Overlay Zone Design standards given particular site conditions and opportunities for additional development of public benefits such as additional public parking.
4. Conceptually, the building design meets all other design elements including mass, scale, orientation, setback, height, vertical and horizontal articulations, and balance of glass and other exterior materials.
5. The development agreement requires a subsequent subdivision plat to be processed to ensure proper right of way alignment involving vacation and dedication. The plat will also relocate and create certain easements, consolidate parcels, and create individual ownership.
6. Separate agreements will be put in place for all non-development-related items.
7. The proposal will add vehicular circulation and parking impact to the city center; however, additional parking facilities will be available prior to any construction.

8. Prior to building completion, some off-site improvements will be made to both Chambers Avenue and Highland Drive to better improve access and circulation to the city center.
9. Access from Chambers Avenue to Richmond Street (1300 East) will also be completed prior to construction. It is anticipated that during construction, access to Highland Drive and the upper East Woonerf will be limited or closed for certain periods of time.
10. Once completed, the development will provide four levels of above ground shared parking which will provide an overall net gain of additional parking opportunities.

Recommendations:

Based on the findings and conclusions listed above;

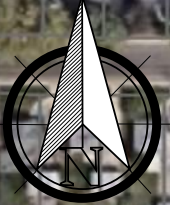
- Staff recommends that the City Council take additional comments at a public hearing, and approve file number ZM-25-003 removing an existing zone condition, and Rezone the Property to the City Center Overlay Zone-Development Agreement (CCOZ-DA) Zone, subject to a development agreement containing certain terms and exceptions as presented outlined and presented within this report; 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.
- The Millcreek Planning Commission held a public hearing on February 18, 2026. Upon receiving public comment and considering the proposal, Commissioner Soule moved to recommend approval of file number ZM-25-003, removing all the existing zone conditions and rezoning the property to the City Center Overlay Development Agreement Zone (CCOZ-DA) subject to the terms and exceptions of the development agreement, as presented by staff. Commissioner Anderson seconded.

Chair LaMar called for the vote. Chair LaMar voted yes, Commissioner Anderson voted yes, Commissioner Burgess voted yes, Commissioner Lofgren voted yes, Commissioner Reid voted yes, Commissioner Richardson voted yes, Commissioner Soule voted yes, and Commissioner Wright voted yes. **The motion passed unanimously.**

SUPPORTING DOCUMENTS:

- Maps (Aerial, Future Land Use and Zoning)
- City Center Concept & Renderings
- Concept Plans (Site Plan, Building Elevations and Rendering)
- Traffic Impact Study - Fehr & Peers Executive Summary
- Development Agreement “Terms” and “Exceptions”
- Appendix - Community Council/Public Comments

Vicinity Map



3150 S

Woodland Ave

Woodland Ave

Richmond St

Chambers Ave

Subject Area

Highland Dr

Orchard St

3300 S

3300 S

3300 S

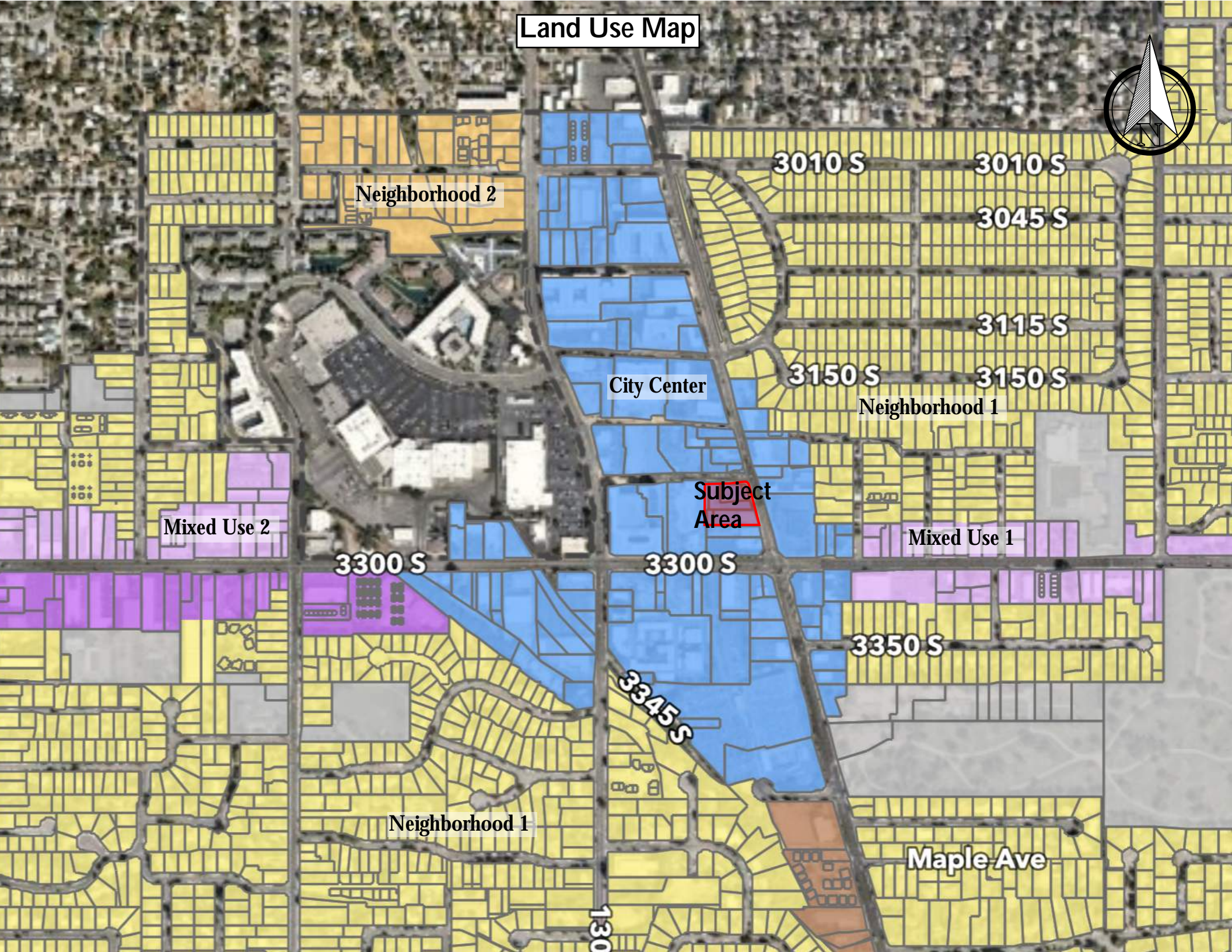
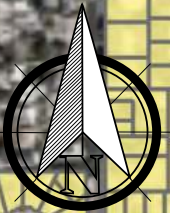
3300 S

1300 E

3340 S

Highland Dr

Land Use Map



Neighborhood 2

City Center

Subject Area

Mixed Use 2

Mixed Use 1

3300 S

3300 S

3350 S

Neighborhood 1

130

Maple Ave

3010 S

3010 S

3045 S

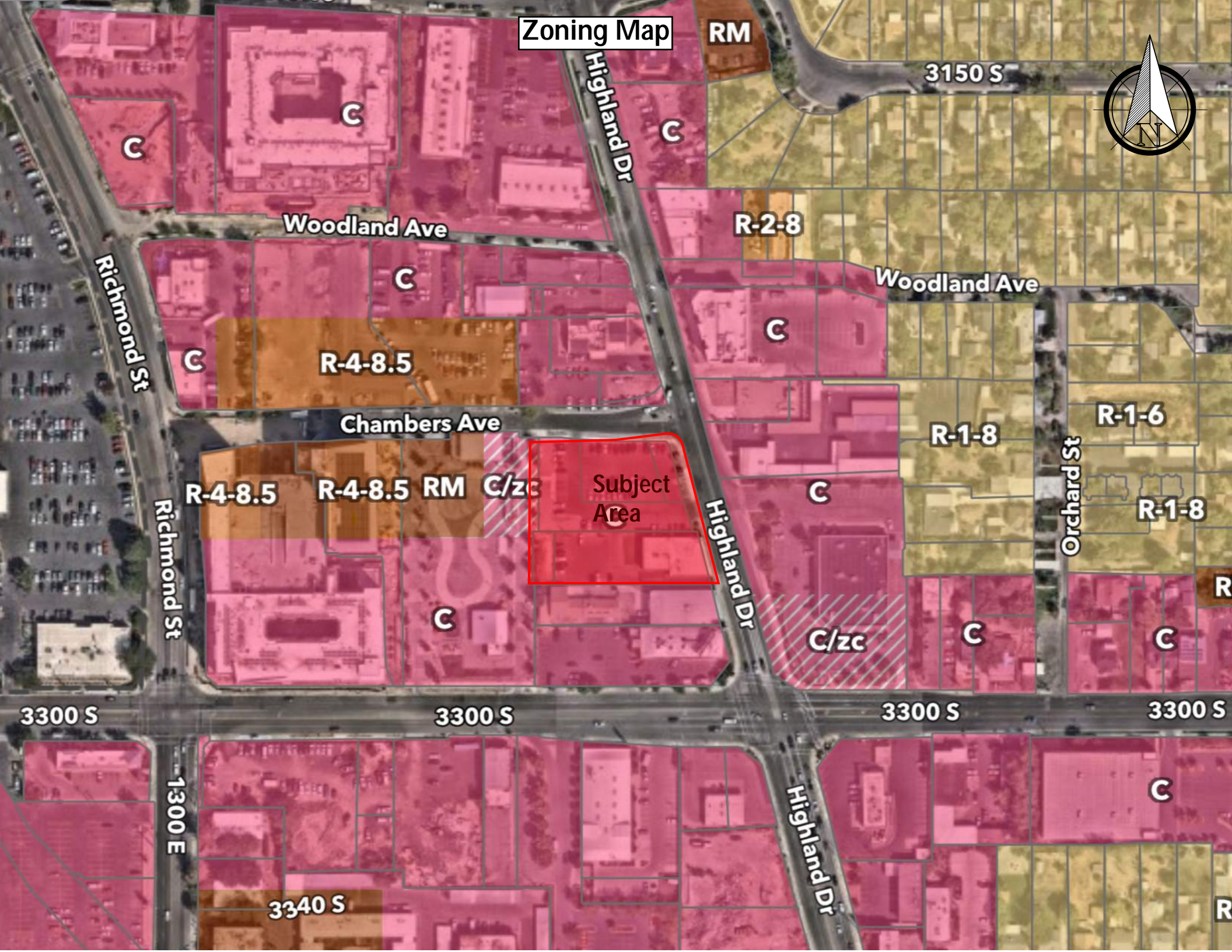
3115 S

3150 S

3150 S

Neighborhood 1

Zoning Map



Subject Area

Richmond St

Richmond St

Highland Dr

Highland Dr

Highland Dr

Woodland Ave

Woodland Ave

Chambers Ave

Orchard St

3150 S

3300 S

3300 S

3300 S

3300 S

3340 S

1300 E

C

C

C

RM

R-2-8

C

C

R-4-8.5

C

R-1-8

R-1-6

R-1-8

R-4-8.5

R-4-8.5

RM

C/zc

C

C/zc

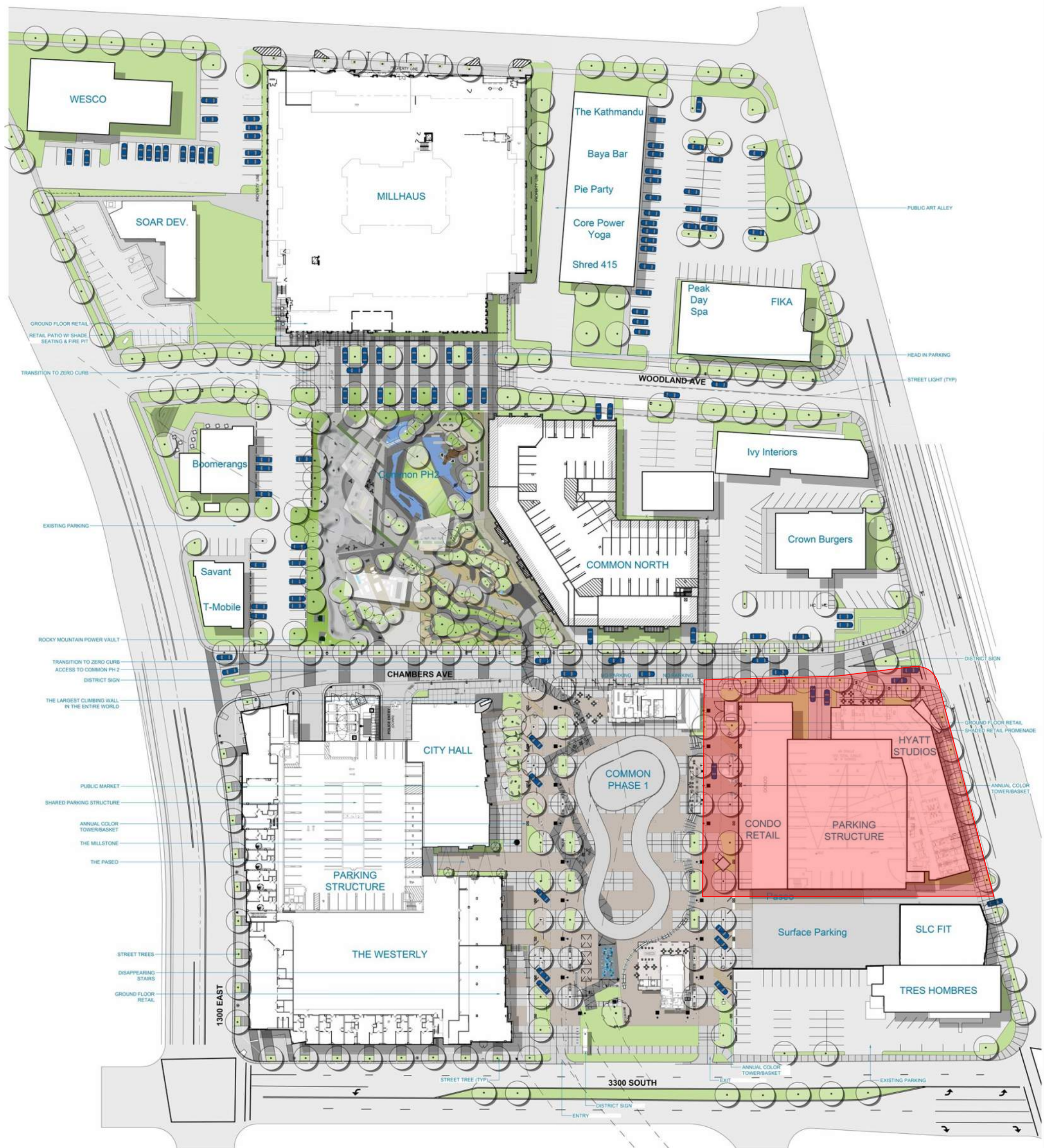
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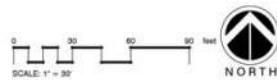
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R



MILLCREEK COMMON

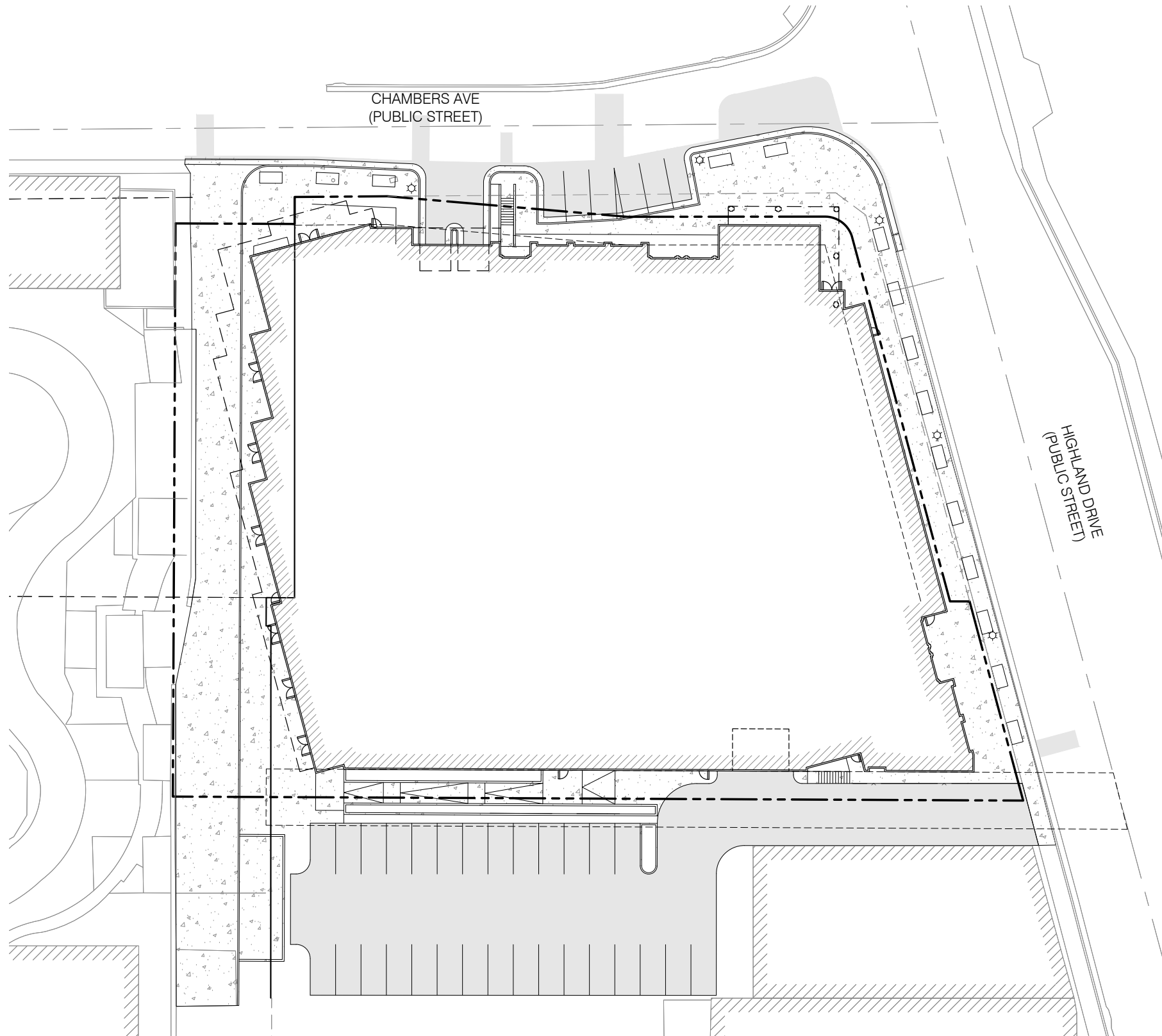
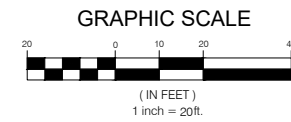
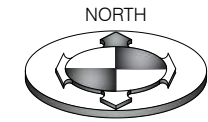
FEBRUARY 20, 2025



MILLCREEK COMMON EAST

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MILLCREEK CITY, SALT LAKE COUNTY, UTAH

3210-3260 S HIGHLAND DR
MILLCREEK CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
PEG PROPERTIES, LLC
ROBERT SCHMIDT
801-655-1998
rschmidt@pegcompanies.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES
CDP.01	DEMOLITION PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION

	<p>PRELIMINARY PLAN NOT FOR CONSTRUCTION</p>	<p>BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</p>																													
		<p>MILLCREEK COMMON 3210 - 3260 S HIGHLAND DR MILLCREEK CITY, UTAH</p>																													
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/23/28</td> <td>REVISED PER MILLCREEK CITY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION	1	01/23/28	REVISED PER MILLCREEK CITY COMMENTS										<table border="1"> <tr> <td>PROJECT NO.</td> <td>2508142</td> </tr> <tr> <td>CHECKED</td> <td>JHO</td> </tr> <tr> <td>DATE</td> <td>12/09/2025</td> </tr> <tr> <td>DESIGNED</td> <td>JHO</td> </tr> <tr> <td>DATE</td> <td>12/09/2025</td> </tr> <tr> <td>DRAWN</td> <td>FAC</td> </tr> <tr> <td>DATE</td> <td>06/25/2025</td> </tr> </table>	PROJECT NO.	2508142	CHECKED	JHO	DATE	12/09/2025	DESIGNED	JHO	DATE	12/09/2025	DRAWN	FAC	DATE	06/25/2025
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<p>1 OF 11</p>		<p>BENCHMARK ENGINEERING CONTACT: J. HYRUM OSGUTHORPE, PE</p>																													

LINETYPES:

Table with columns for NEW and EXISTING line types. Includes symbols for SECTION LINE, PROPERTY LINE, ADJACENT PL. or LOT LINES, RIGHT-OF-WAY LINE, CENTERLINE OF ROAD, EASEMENT LINE, CURB & GUTTER, EDGE OF ASPHALT, FENCE / WALL, STONE, FENCE, BLOCK, FENCE, BRICK, FENCE, CHAIN, FENCE, IRON, FENCE, WNTL, FENCE, WIRE, FENCE, WOOD, INDEX CONTOUR LINE, INTERMEDIATE CONTOUR LINE, SPOT ELEVATION, SANITARY SEWER LINE, STORM DRAIN LINE, WATER LINE, IRRIGATION LINE, OVERHEAD POWER LINE, UNDERGROUND POWER LINE, GAS LINE, TELEPHONE LINE, CABLE TELEVISION LINE, DRAINAGE / DITCH CENTERLINE, TREE LINE EDGE, FIBER OPTIC LINE, PROPOSED ASPHALT, PROPOSED CONCRETE.

CONSTRUCTION NOTES
RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY: MILLCREEK CITY
WATER UTILITY COMPANY: SALT LAKE CITY PUBLIC UTILITIES (SLCPU)
SEWER: MT. OLYMPUS IMPROVEMENT DISTRICT (MOID)
STORM DRAIN/ROUNDWATER: MILLCREEK CITY
ELECTRICAL: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK
NATURAL GAS: ENBRIDGE GAS
APPLICABLE STANDARDS: APWA 2025 STANDARDS



NOTE: IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS, NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SYMBOLS:

Table with columns for NEW and EXISTING symbols. Includes symbols for SECTION CORNER (FOUND), SECTION CORNER (NOT FOUND), STREET MONUMENT (FOUND), STREET MONUMENT (NOT FOUND), BRASS CAP MONUMENT, POWER POLE & OVERHEAD POWER, LIGHT POLE, GUY WIRE, TELEPHONE MANHOLE, SANITARY SEWER MANHOLE, STORM DRAIN MANHOLE, CATCH BASIN, DIRECTION OF DRAINAGE, WATER MANHOLE, WATER VALVE, WATER METER, FIRE HYDRANT, IRRIGATION VALVE, GAS MANHOLE, TREE.

ABBREVIATIONS

Table of abbreviations: BC BAR & CAP, BOW BOTTOM OF VISIBLE WALL, COR SECTION CORNER, CB CATCH BASIN, CF CUBIC FEET, D DELTA ANGLE, EG EXISTING GROUND, EOA EDGE OF ASPHALT, EDC EDGE OF CONCRETE, EX EXISTING, FFE FINISH FLOOR ELEVATION, FH FIRE HYDRANT, FL FLOW LINE, GB GRADE BREAK, GW GUY WIRE, HP HIGH POINT, HW HEAD WALL, IE, INVERT ELEVATION, LP LP OF CURB AND GUTTER, L LENGTH OF CURVE, LF LINEAR FEET, LP LOW POINT, M MONUMENT TO MONUMENT, MH MANHOLE, MON, SURVEY MONUMENT, OHP OVERHEAD POWER, PVI POINT OF CURVATURE, PWC POINT OF INTERSECTION, PP POWER POLE, PVT POINT OF TANGENCY, PUE PUBLIC UTILITY EASEMENT, R RADIUS OF CURVE, RM TOP ELEVATION OF A STRUCTURE, RAILROAD, ROW RIGHT-OF-WAY, RW RIGHT-OF-WAY, SCOO SEWER CLEANOUT, SSMH SEWER MANHOLE, SD STORM DRAIN, SF SQUARE FEET, TBC TOP BACK OF CURB, TMH TELEPHONE MANHOLE, TOA TOP OF ASPHALT PAVEMENT, TOCP TOP OF CONCRETE PAVEMENT, TOF TOP OF FOOTING, TOE TOE OF SLOPE, TGG TG TOP OF GRATE, TOW TOP OF SLOPE, TR TELEPHONE RISER, UGR UNDERGROUND POWER, VPC VERTICAL POINT OF CURVATURE, VPI VERTICAL POINT OF INTERSECTION, VPT VERTICAL POINT OF TANGENCY, WM WATER METER, WW WATER VALVE.

GENERAL

- 1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.
2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCE AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION, SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.
6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED.
8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS.
9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NEEDED AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN.
11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT.
13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE.
14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES.
15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE.
16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.
17. ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.
18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION.
19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED, AND COMPLY WITH CITY/COUNTY STANDARD.
20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HOPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.
21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
22. ALL GAS LINES TO BE HOPE WITH COPPER TRACER WIRE AND DETECTA TAPE.
23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRIC - FUSION TECHNOLOGY.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION.
26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., SHALL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED.
28. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-LOAD REQUIREMENTS.
29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS.
30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES.

SEWER

- 1. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI W/IDE INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.
2. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.
3. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS.
4. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 LF.
5. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.
6. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS.
7. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW.
8. WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1/2" MINIMUM UNLESS OTHERWISE NOTED.
9. ALL WATERLINES SHALL BE 48" BELOW FINISH GRADE TO TOP OF PIPE.
10. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES.
11. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION.
12. EXISTING UTILITIES
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN.
14. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD.
15. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.
17. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUNDED IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.
18. CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE.
19. SUBSOL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK.
20. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER FOR DESIGN PURPOSES ONLY.
21. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE.
22. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL BE STOPPED UNTIL FURTHER INVESTIGATION IS OBTAINED FROM THE ENGINEER.
23. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
24. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.
25. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 03/24/2025 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.
26. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA.
27. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.
28. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.
29. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
30. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0 TO 10 FEET OF THE DESIGN GRADE.
31. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

DEWATERING

- 1. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS.
3. SLUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION.
4. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF 'MUD' CONDITIONS OR 'BOLUS', DOES NOT OCCUR.
5. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE.
6. THE CONTRACTOR AGREES THAT:
A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB.
E. THEIR OWN SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.
G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES.
7. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL.
8. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE COMPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT.
9. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW.
10. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 34 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.
11. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.
12. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS.
13. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPPING INTO FUTURE STRIPPING.
15. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEDMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON.
16. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENTSLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET.
17. STRIPPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17.23.
18. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEDMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON.
19. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENTSLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET.

PROJECT NO. 2508142
REVISION PER MILLCREEK CITY COMMENTS
DATE 12/12/2025
DRAWN BY 2508142 SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84071 (801) 542-7192
www.benchmarkcivil.com

MILLCREEK COMMON
3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

GEN. NOTES LEGEND & ABBREV.
CGN.01 2 OF 11

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

- COMPLIANCE:**
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.
- COORDINATION:**
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6721

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 555-6636
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 536-7240
- SCHEDULE**
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.
- PERMITS, FEES AND AGREEMENTS**
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMITS STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.
- ASPHALT AND SOIL TESTING**
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.
- TRAFFIC CONTROL AND HAUL ROUTES**
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.
- SURVEY CONTROL**
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT, CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-535-7973) FOR SALT LAKE CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.
- ASPHALT GUARANTEE**
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.
- TEMPORARY ASPHALT**
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.
- SAFETY**
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
- DUST CONTROL**
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
- DEWATERING**
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.
- PROJECT LIMITS**
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES**
A. INSPECTIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.
B. DAMAGE TO EXISTING UTILITIES -
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
C. UTILITY LOCATIONS -
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN

ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS -
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES -
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE -
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE I ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CALLED AT THE SEWER MAIN PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

M. STREETLIGHTS
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRICAL CODE). A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREETLIGHT PROGRAM MANGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY

ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.


ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTING PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE

NO.	DATE	DESCRIPTION
1	07/20/06	REVISED PER MILLCREEK CITY COMMENTS
CHECKED BY: JHO DRAWN BY: TF DATE: 12/12/2025 DWG FILE: 2508142_SITE		
FAC: _____ COUNTY: _____ CITY: _____		
SCALE: MEASURES 1-INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS		

PRELIMINARY
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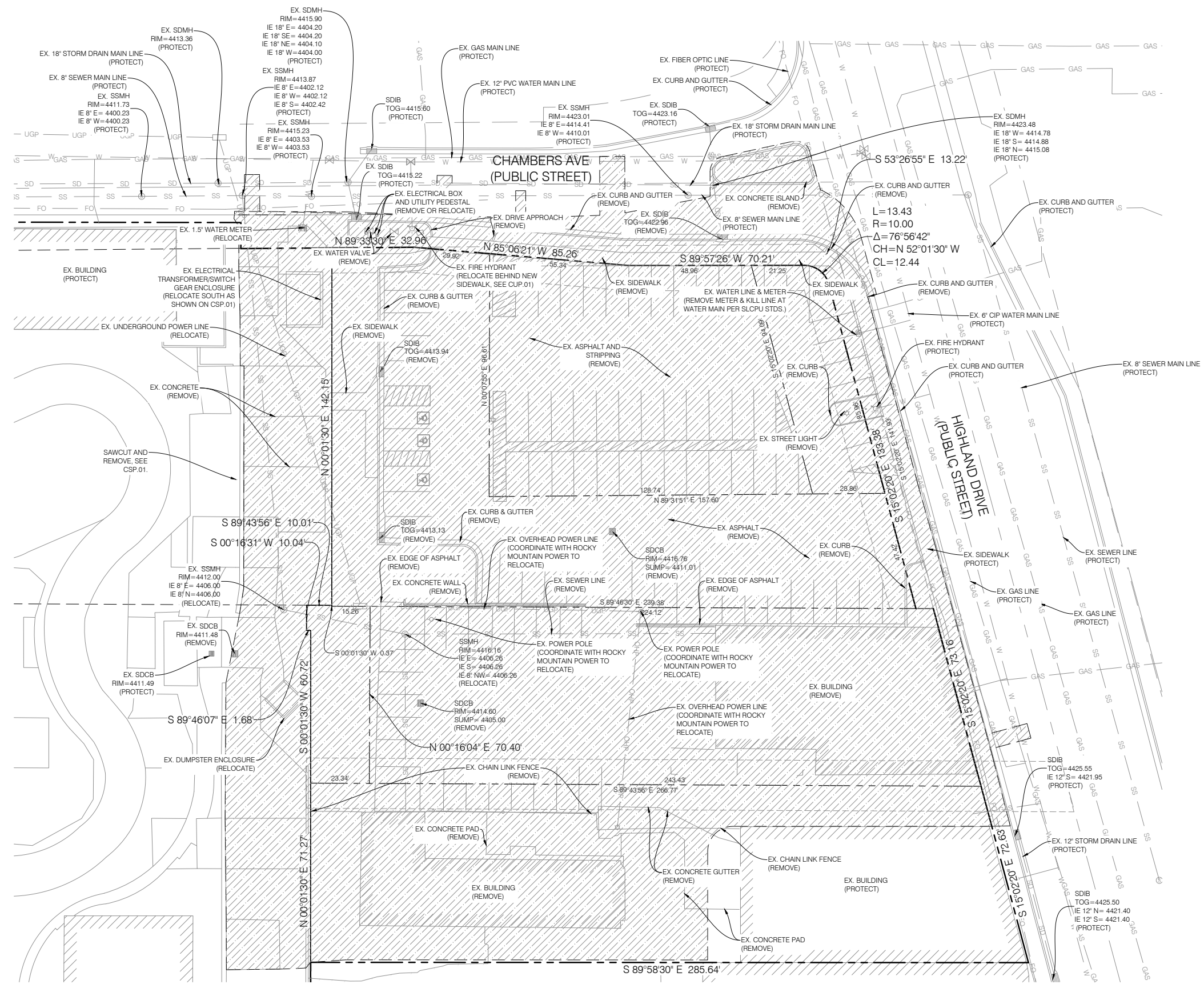
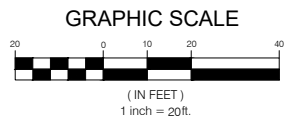
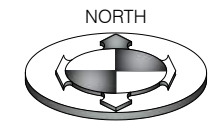


MILLCREEK COMMON
3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

PROJECT NO. 2508142

SALT LAKE CITY
GENERAL
NOTES

CGN.02
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NO.	DATE	DESCRIPTION
1	01/20/25	REVISED PER MILLCREEK CITY COMMENTS

NO.	DATE	BY	CHKD BY	DATE
1	12/12/2025			

NO.	DATE	BY	CHKD BY	DATE
1	12/12/2025			

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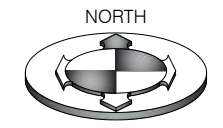
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 MILLCREEK CITY, UTAH

PROJECT NO. 2508142
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 CDP.01
 4 OF 11



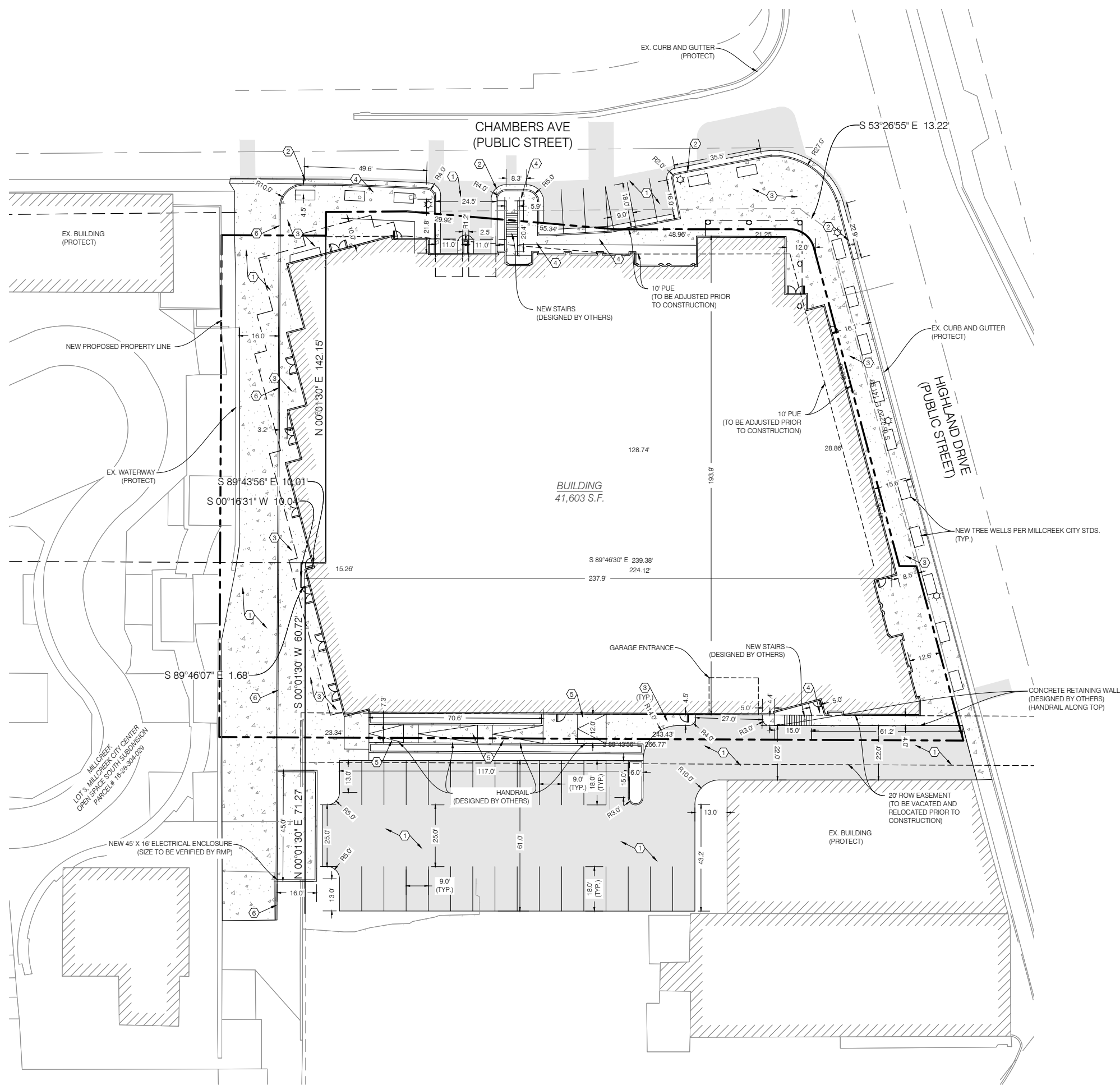


NORTH

GRAPHIC SCALE

(IN FEET)

1 inch = 20ft.



CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER MILLCREEK STDS #140 'NO.1'	2/CDT.01
③	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
④	SIDEWALK PER MILLCREEK STDS #145 'NO.1'	3/CDT.01
⑤	ADA RAMP	1/CDT.02
⑥	6' WIDE CONCRETE RIBBON	

AREA TABLE

PARTICULARS	S.F.	%
BUILDING	41,603	74.5
HARDSCAPE	11,902	21.3
LANDSCAPE	2,347	4.2
TOTAL	55,852	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT

PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	35	0
TOTAL	35	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH MILLCREEK CITY STANDARDS AND SPECIFICATIONS

NOTE:
ANY SIDEWALK, CURB, AND GUTTER ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR DEFECTIVE OR DOES NOT MEET MILLCREEK STANDARDS SHALL BE REPLACED BY DEVELOPER DURING CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	01/20/25	REVISED PER MILLCREEK CITY COMMENTS

DRAWN BY: JHO
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 DRAWING NO.: 2508142_SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

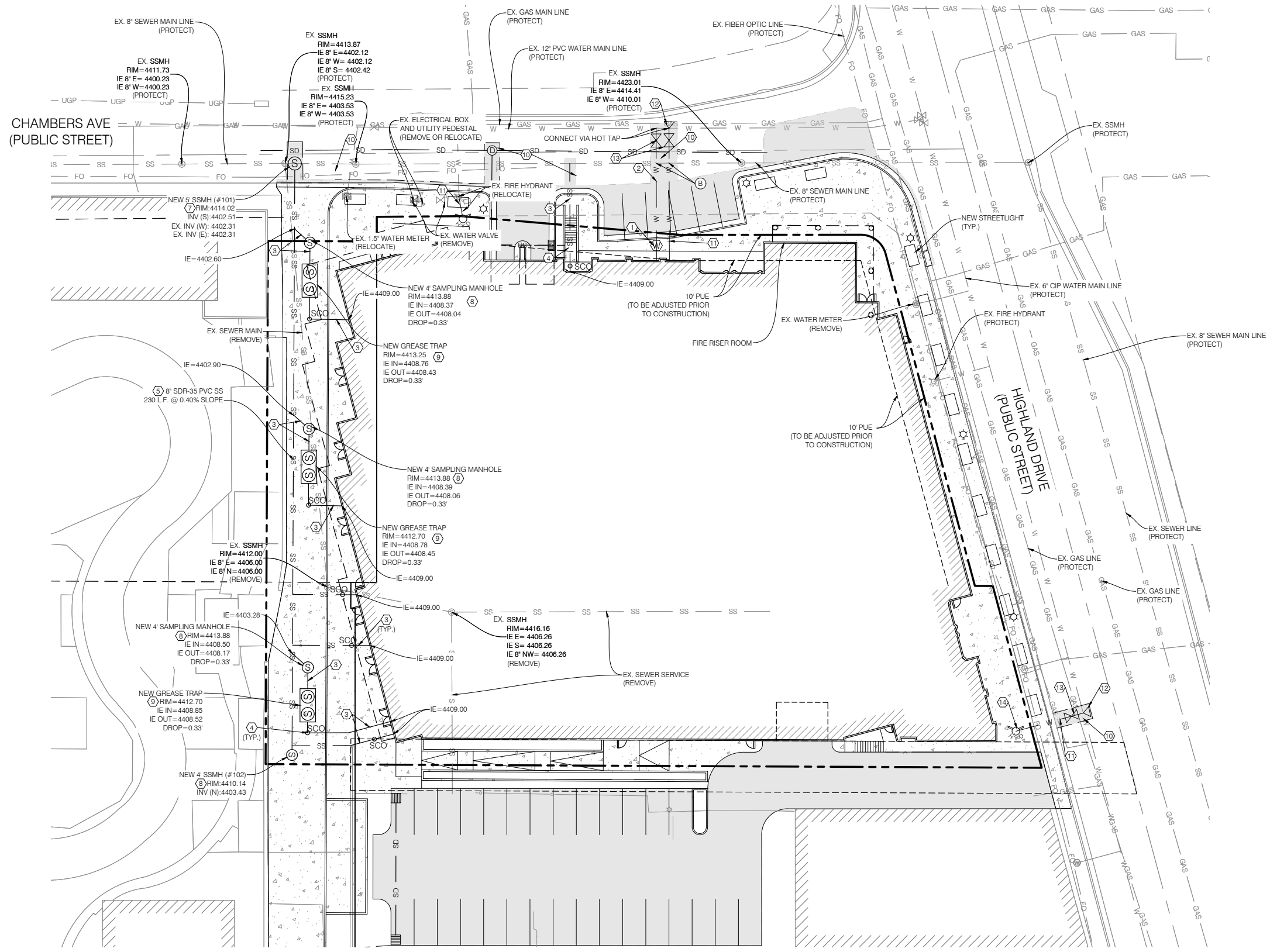
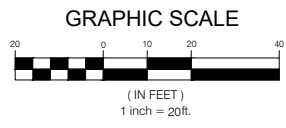
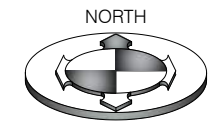
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MILLCREEK COMMON

3210 - 3260 S HIGHLAND DR
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CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	3" WATER METER & VALVE PER APWA #523	
2	3" POLY WATER SERVICE LINE	
3	6" PVC SDR-35 SEWER LATERAL @ 1.0% MIN. PER APWA STDS #431	
4	SEWER CLEAN OUT PER APWA STDS #431	
5	8" PVC SDR-35 SEWER SERVICE MAIN	
6	8" PVC C-900 WATER SERVICE MAIN	
7	5" SSMH PER APWA STDS. #341	
8	4" SSMH PER APWA STDS. #341	
9	GREASE TRAP PER APWA #441	
10	TRENCH SECTION PER MILLCREEK STDS #240	5/COT.01
11	6" PVC C-900 FIRELINE	
12	THRUST BLOCK PER NFPA STDS.	
13	GATE VALVE PER SLCPU STDS. (MATCH PIPE DIAMETER)	
14	FIRE HYDRANT PER SLCPU STDS.	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD, POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE A: (A)
12" OF VERTICAL SEPARATION AND 3' HORIZONTAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B: (B)
18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY.

NOTE C: (C)
12" OF VERTICAL SEPARATION AND 5' OF HORIZONTAL SEPARATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY.

PROJECT NO.	2508142
DATE	07/20/26
REVISION	REVISED PER MILLCREEK CITY COMMENTS
DESIGNER	JHO
CHECKER	JHO
DATE	12/12/2025
FILE	2508142 SITE

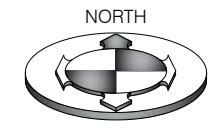
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3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

UTILITY
PLAN
CUP.01
6 OF 11





GRAPHIC SCALE
(IN FEET)
1 inch = 20ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	STORM DRAIN INLET BOX	4/CDT.01
④	3'X3' CATCH BASIN	2/CDT.02
⑤	STORM DRAIN MANHOLE	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

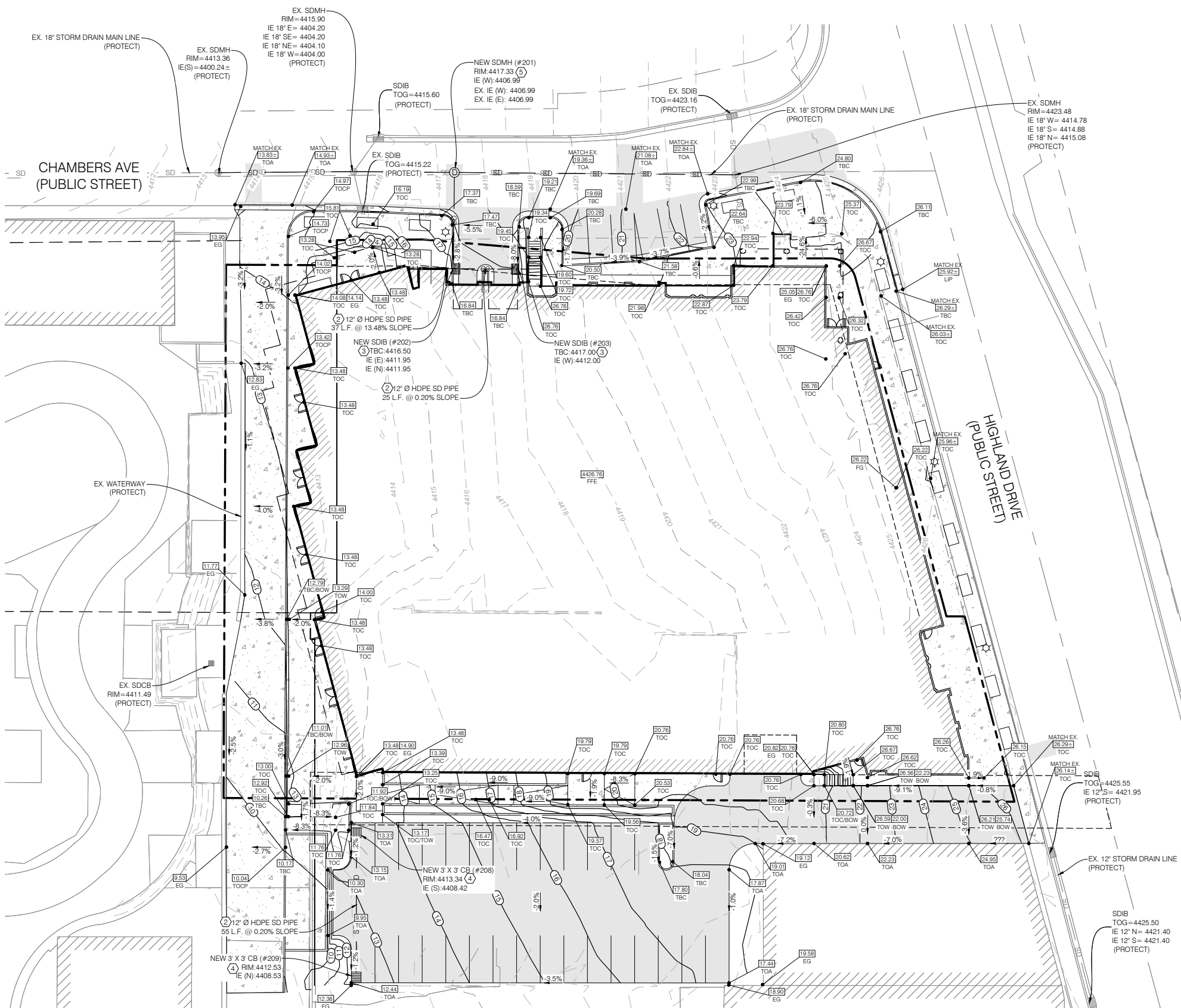
EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS THE FOUND BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4417.74'



NO.	DATE	DESCRIPTION
1	01/20/20	REVISED PER MILLCREEK CITY COMMENTS

NO.	DATE	DESCRIPTION
1	12/12/2025	DATE
1	2508142_SITE	TITLE

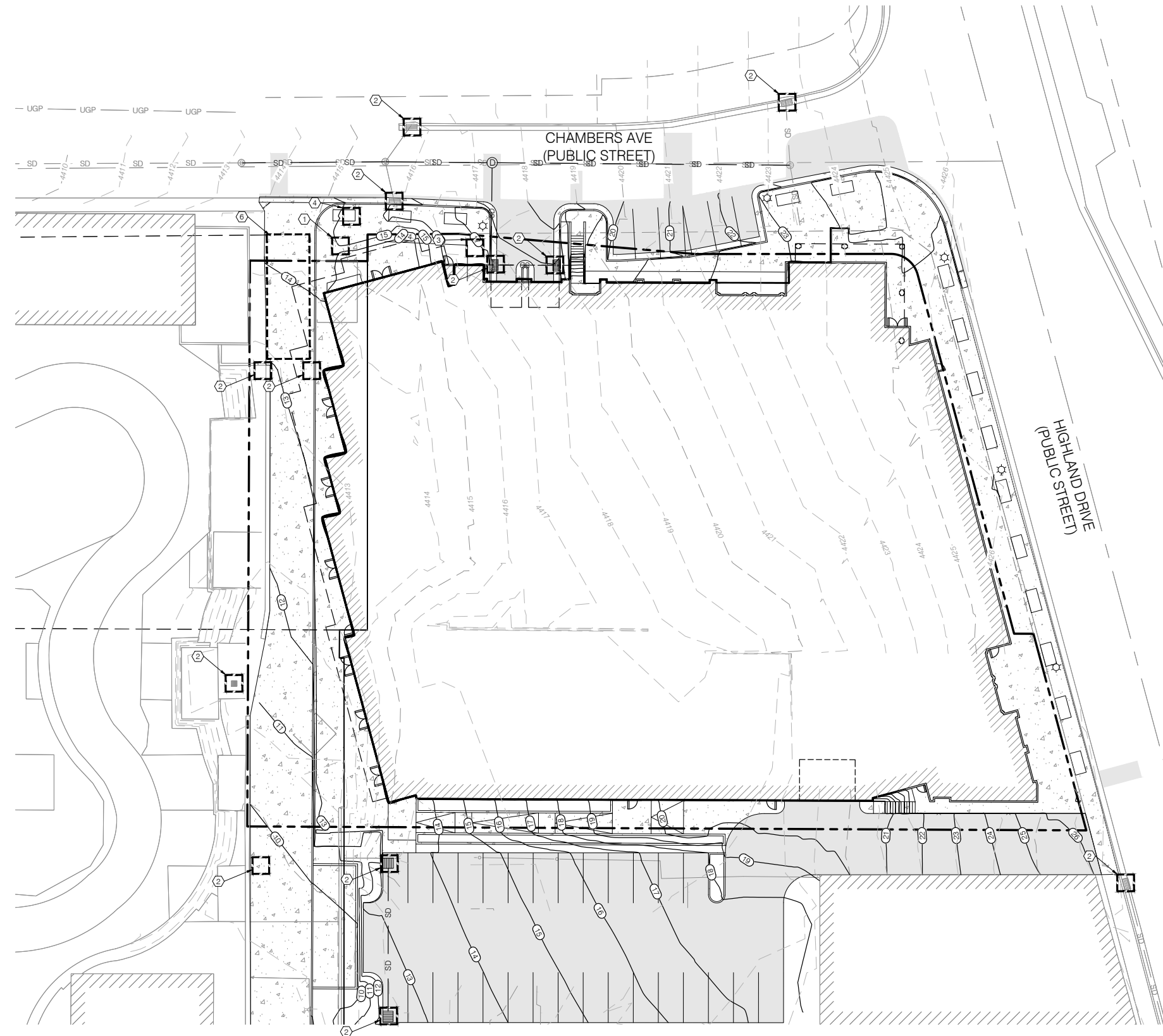
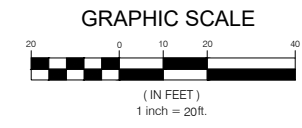
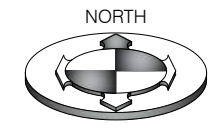
PRELIMINARY PLAN NOT FOR CONSTRUCTION

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MILLCREEK COMMON
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MILLCREEK CITY, UTAH

PROJECT NO. 2508142
GRADING & DRAINAGE PLAN
CGD.01
7 OF 11





SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE:
 CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

NO.	DATE	DESCRIPTION
1	01/20/25	REVISED PER MILLCREEK CITY COMMENTS
DRAWN BY: JHO		
CHECKED BY: JHO		
DATE: 12/12/2025		
DRAWING NO: 2508142 SITE		

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PROJECT NO. 2508142
EROSION CONTROL PLAN
 CEP.01
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BMP: Concrete Waste Management

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information Sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle

IP-W CONSTRUCTION

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:

- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage

DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up

DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

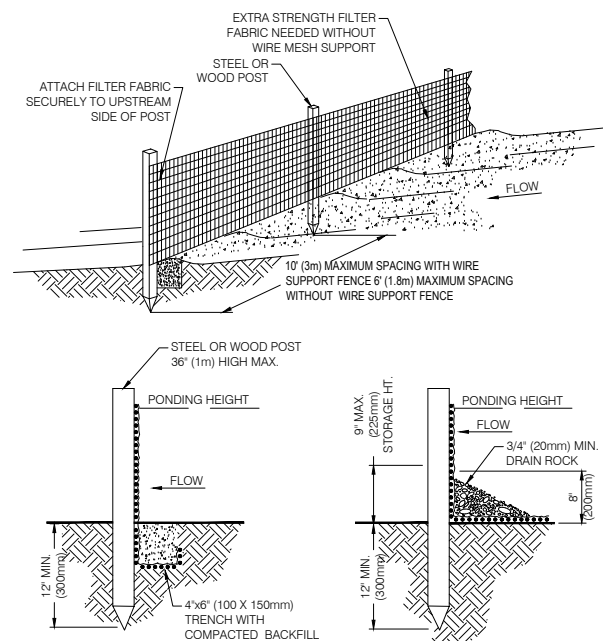
CONCRETE WASTE MANAGEMENT ①
SCALE: NTS

INLET PROTECTION WATTLE ②
SCALE: NTS

MATERIALS STORAGE ③
SCALE: NTS

PORTABLE TOILETS ④
SCALE: NTS

SPILL CLEAN UP ⑤
SCALE: NTS

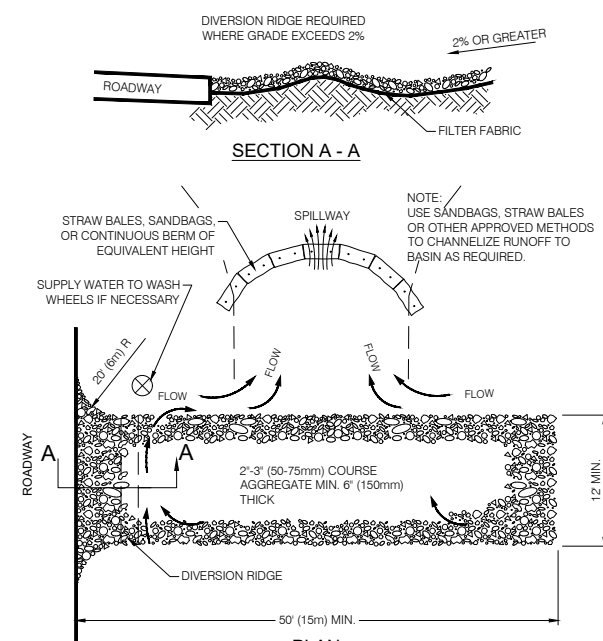


NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9' (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

REF. FROM 1994 JOHN McCULLAH

SILT FENCE ⑥
SCALE: NTS



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REF. FROM 1994 JOHN McCULLAH

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT ⑦
SCALE: NTS



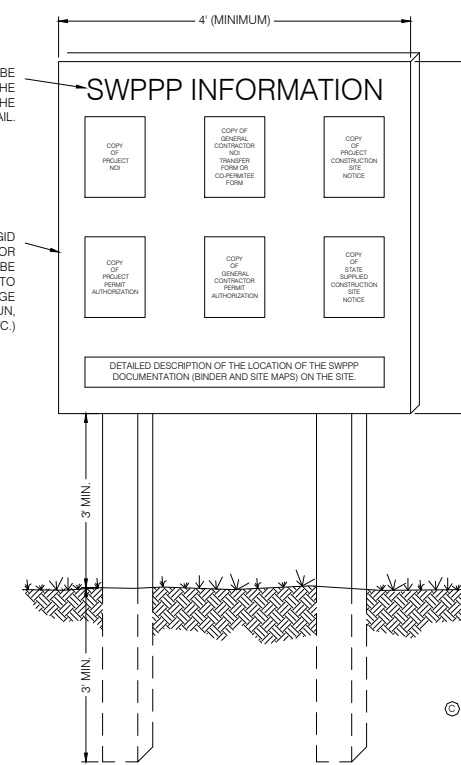
'SWPPP INFORMATION' MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

REF. FROM 1994 JOHN McCULLAH



SWPPP INFORMATION SIGN ⑧
SCALE: NTS

OWNER	FAC	DESCRIPTION
NO. 1	REVISED PER MILLCREEK CITY COMMENTS	
CHECKED BY	JHO	
REVISION	TF	
DATE	12/12/2025	
DRAWN	2508142 SITE	
SCALE	AS SHOWN	

SCALE MEASURES HIGH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

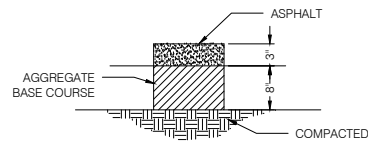
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MILLCREEK CITY, UTAH

PROJECT NO. 2508142
EROSION CONTROL DETAILS
SEP.02
9 OF 11

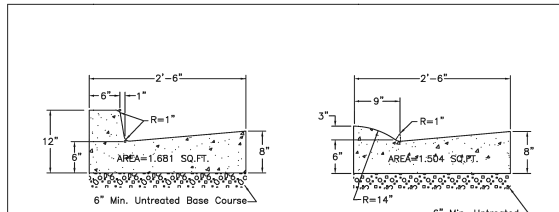
ALTERNATE: STANDARD
 CONCRETE 5"
 GRAVEL BASE 4"



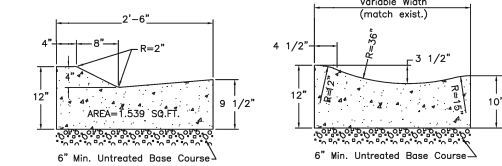
STANDARD DUTY PAVEMENT

NOTE:
 1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
 2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

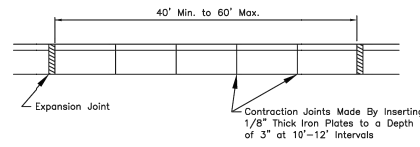
PAVEMENT SECTIONS 1
 SCALE: NTS



NO. 1 CURB AND GUTTER NO. 2 CURB AND GUTTER



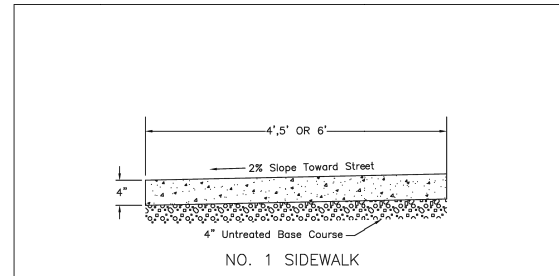
NO. 3 CURB AND GUTTER NO. 4 CURB AND GUTTER (ROLL GUTTER REPLACEMENT ONLY)



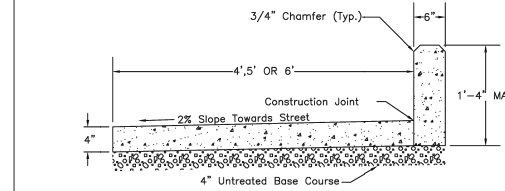
CURB AND GUTTER JOINT DETAIL

MILLCREEK CIVIL
CURB AND GUTTER STANDARD PLAN 140
 SHEET 2 OF 2

CURB AND GUTTER PER MILLCREEK STDS 2
 SCALE: NTS



NO. 1 SIDEWALK



NO. 2 SIDEWALK

MILLCREEK CIVIL
SIDEWALK STANDARD PLAN 145
 SHEET 2 OF 2

SIDEWALK PER MILLCREEK STDS 3
 SCALE: NTS

NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications 2017 Edition", including addendum and modifications thereto, and as instructed by the Millcreek Public Works Director. Reference to specific sections of APWA does not limit requirements to that section.

REINFORCING STEEL: All reinforcing steel shall be grade 60 as per APWA Section 03 20 00 (Concrete Reinforcing). All reinforcing steel shall be centered in the walls and slabs, with a minimum of 2" cover. Steel shall be cut to maintain 2" clear around pipe opening. A1 bars required at all corners, vertical and horizontal at same size and spacing as wall steel.

PIPE: Pipe sizes and locations are as shown on plan and profile sheets, including flow-line elevations.

PIPE COVER: See Standard Plan 240 - Trench Section.

GROUT: Grout shall be cement based shrinkage resistant grout as per APWA 03 61 00 (Cementitious Grouting).

FORMING: Forming both sides of walls required.

FRAME AND GRATE: See Standard Plan 201 for Frame and Grate Detail.

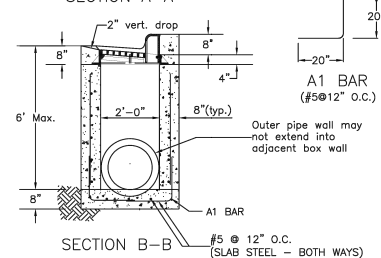
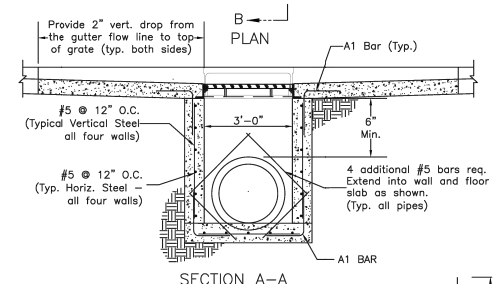
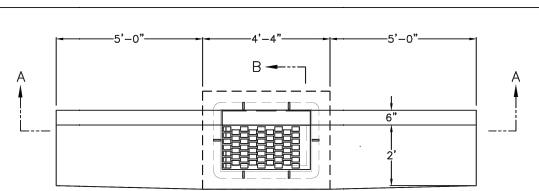
BACKFILL: Granular backfill borrow shall conform to APWA 31 05 13 (Common Fill) and installed in accordance with APWA 31 23 23 (Backfilling For Structures) and compacted to 95% required all sides.

CONCRETE: Concrete shall be Class 4000 as per APWA 03 30 04 (Concrete). Allowable slump shall not exceed 4".

FLY ASH: Fly ash is allowed as a portland cement replacement. Maximum percentage replacement on a weight basis is 15%.

DEPTH OF INLET: Depth of inlet can be extended to 12 feet by permission of the Millcreek Public Works Director.

WATER TABLE: No additional requirements when constructing in locations with high water table.



MILLCREEK CIVIL
CURB INLET WITH GRATE STANDARD PLAN 210
 SHEET 2 OF 2

CURB INLET WITH GRATE 4
 SCALE: NTS

NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications 2017 Edition", including addendum and modifications thereto, and as instructed by the Millcreek Public Works Director. Reference to specific sections of APWA does not limit requirements to that section.

PIPE: Pipe sizes and locations are as shown on plan and profile sheets, including flow-line elevations.

BACKFILLING TRENCHES: Granular backfill borrow (Common Fill) in accordance with APWA Section 33 05 20 (Backfilling Trenches) and meeting AASHTO M 145 A-1-a requirement

1. Non-plastic and well graded material.
2. Maximum aggregate size is 1 1/2 inches for plastic pipe, 2 inches for all other pipes.
3. Compacted to 95% required all sides.

PIPE COVER: Pipe cover for all pipes shall be 2 feet minimum, as per APWA Section 33 41 00 (Storm Drainage Systems). Cover for Reinforced Concrete Pipe may be reduced to 1 foot with approval of the Millcreek Public Works Director.

PEA GRAVEL: Pea gravel is not allowed in any part of the trench.

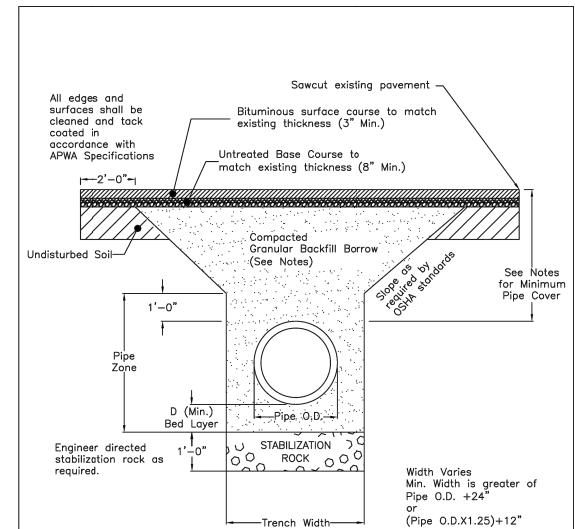
SLOPES AND SHORING: All aspects of trench excavation shall conform to current OSHA requirements.

STABILIZATION ROCK: Stabilization rock shall conform follows gradation:

Sieve Size	% Passing
2"	95-100
1-1/2"	60-70
1"	40-50
1/2"	4-6

MILLCREEK CIVIL
TRENCH SECTION STANDARD PLAN 240
 SHEET 1 OF 2

TRENCH SECTION PER MILLCREEK STDS 5
 SCALE: NTS



DEPTH OF BEDDING MATERIAL BELOW PIPE	
INSIDE DIA. OF PIPE	D (MIN.)
60" OR SMALLER	4"
66" AND LARGER	6"

MILLCREEK CIVIL
TRENCH SECTION STANDARD PLAN 240
 SHEET 2 OF 2

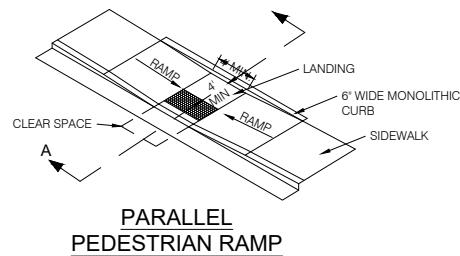
MILLCREEK COMMON
 3210 - 3260 S HIGHLAND DR
 MILLCREEK CITY, UTAH

PROJECT NO. 2508142
DETAIL SHEET
 CDT.01
 10 OF 11

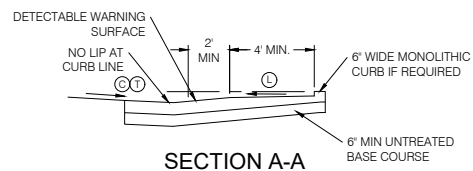
PRELIMINARY
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 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

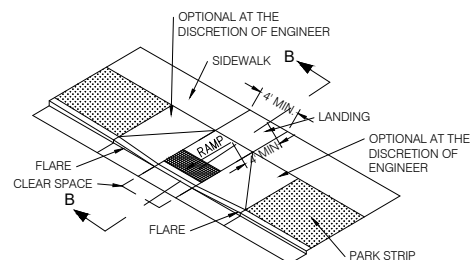
DATE: 12/12/2025
 DRAWN BY: JHO
 CHECKED BY: JHO
 FAC: 1
 REVISIONS PER MILLCREEK CITY COMMENTS



PARALLEL PEDESTRIAN RAMP

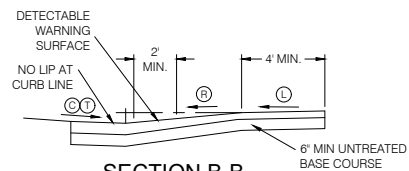


SECTION A-A

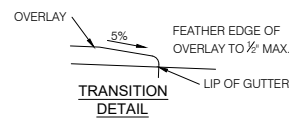


PERPENDICULAR PEDESTRIAN RAMP

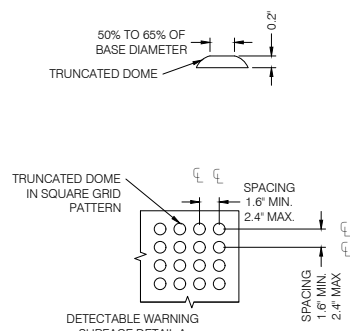
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



SECTION B-B

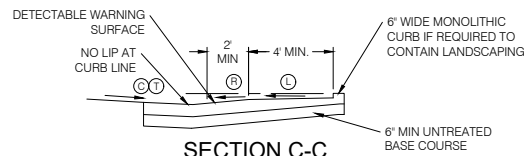


TRANSITION DETAIL

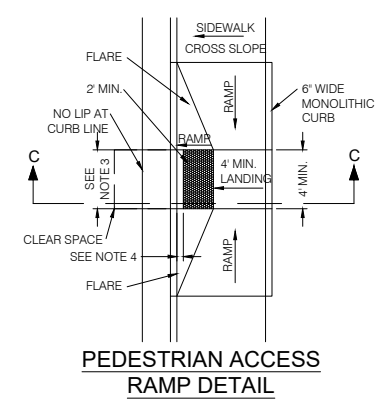


DETECTABLE WARNING SURFACE DETAIL A

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



SECTION C-C



PEDESTRIAN ACCESS RAMP DETAIL

REFLECTORIZED SIGN PANEL, MIN. OF 16 GA. GALV. STL. W/PORCELAIN ENAMEL FIN. WHITE IMAGE ON BLUE FIELD BEADED REFLECTORIZED TEXTURE. COLOR #15090 FED. STANDARD 595a. INTERNATIONAL SYMBOL ACCESSIBILITY SIGN W/ LETTERING NO LESS THAN 1" HI. BOLTED TO GALV. STL. TUBE

2" X 2" GALV. STEEL TUBE
CONTRACTOR HAS THE OPTION TO USE A PRE-SET SLEEVE AND FILL SOLID W/ GROUT
FINISH SURFACE
DASHED LINE SHOWS CONC. WALKWAY AND CONC. CURB WHERE OCCURS
CONC. FOOTING

ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
(R)	4 FEET WIDE MINIMUM
(L) (C)	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE SIDEWALK

SLOPE TABLE		
ITEM	RUNNING SLOPE*	CROSS SLOPE
(L)	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
(R)	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
(T)	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
(C)	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
SIDEWALK	--	1.5-2% (1V:48H)
FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

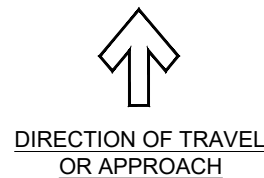
(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

NOTE:
THIS DETAIL IS A GENERIC DETAIL AND NOT SPECIFIC TO THE PROJECT SPECIFICATIONS. FOLLOW ALL PROJECT SPECIFIC INFORMATION SHOWN ON THE SITE, UTILITY, GRADING AND DRAINAGE PLANS THAT INCORPORATE AND REFERENCE THIS DETAIL. CONTACT ENGINEER FOR FURTHER DIRECTION IF NEEDED.



DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

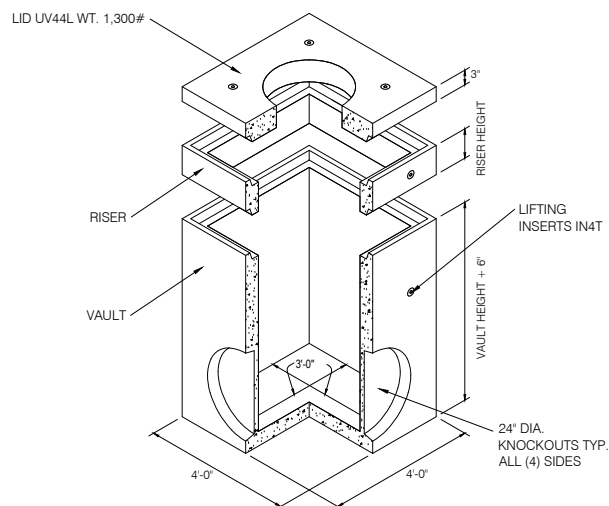


INTERNATIONAL SYMBOL OF ACCESSIBILITY

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS
SCALE: N.T.S.

STANDARD ACCESS RAMP ①
SCALE: N.T.S.



GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#

RISER		
HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

- NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C888 WITH AASHTO HS-20 LOADING.
 2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
 3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
 4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

3'x3' CATCH BASIN ②
SCALE: N.T.S.

NOTE:
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NO.	DATE	DESCRIPTION
1	07/20/26	REVISED PER MILLCREEK CITY COMMENTS

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

BENCHMARK
ENGINEERING & LAND SURVEYING
LAND SURVEYING & ENGINEERING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

PROJECT NO. 2508142
DETAIL SHEET
CDT.02
11 OF 11



PARKING SCHEDULE	
STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
8' x 18' - 90 DEGREE	37
8' x 18' - STALL ADA 108' LEFT ACCESS	2
8' x 18' - STALL ADA 108' RIGHT ACCESS	1
8' x 18' - STALL ADA 108' RIGHT ACCESS EV	1
8' x 18' ELECTRIC VEHICLE	8
EV	52
LEVEL 1 PARKING & CONDOS	
8' x 18' - 90 DEGREE	22
8' x 18' - STALL ADA 108' RIGHT ACCESS EV	1
8' x 18' - STALL ADA NO ACCESS EV	1
8' x 18' ELECTRIC VEHICLE	9
8' x 20' - PARALLEL	4
EV	37
LEVEL 2 PARKING & CONDOS	
8' x 18' - 90 DEGREE	45
8' x 18' - STALL ADA 108' RIGHT ACCESS	1
8' x 18' - STALL ADA NO ACCESS	1
EV	47
LEVEL 3 PARKING	
8' x 18' COMPACT	1
8' x 18' - 90 DEGREE	64
EV	15
LEVEL 3 CONDOS	
8' x 18' - 90 DEGREE	1
EV	1
LEVEL 4 PARKING	
8' x 18' - 90 DEGREE	8
EV	8
TOTAL	210

GYM PARKING SCHEDULE	
STALL TYPE	AMOUNT
8' x 18' - GYM PARKING	29
8' x 18' - STALL ADA 108' LEFT ACCESS	1
8' x 18' - STALL ADA 108' RIGHT ACCESS	1
TOTAL	31

BOH SCHEDULE	
NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,785 SF
STORAGE	9,785 SF
LEVEL 1 PARKING & CONDOS	
KITCHEN	242 SF
LAUNDRY	638 SF
BREAKROOM	184 SF
FIRE RISER	32 SF
GM	139 SF
EV	1,215 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	325 SF
ICE/TRASH	84 SF
COMPUTER	70 SF
ELEC.	18 SF
EV	477 SF
LEVEL 3 PARKING	
HOUSE KEEPING	325 SF
ICE/TRASH	84 SF
COMPUTER	70 SF
ELEC.	18 SF
EV	477 SF
LEVEL 4 PARKING	
HOUSE KEEPING	325 SF
ICE/TRASH	84 SF
COMPUTER	70 SF
ELEC.	18 SF
EV	477 SF
TOTAL	12,908 SF

RETAIL SCHEDULE	
NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,026 SF
RETAIL	3,491 SF
RETAIL	4,474 SF
RETAIL	12,559 SF
TOTAL	12,360 SF

HOTEL SCHEDULE		
NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	5	1,864 SF
DBL QUEEN ADA	1	482 SF
DBL QUEEN MOD	1	488 SF
KING	4	2,209 SF
KING C	2	635 SF
TOTAL	12	4,380 SF
LEVEL 2 PARKING & CONDOS		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	8	2,541 SF
KING C	2	635 SF
TOTAL	20	7,179 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	8	2,541 SF
KING C	2	635 SF
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LEVEL 4 PARKING		
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DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	8	2,541 SF
KING C	2	635 SF
TOTAL	20	7,179 SF
LEVEL 5		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	24	7,616 SF
KING C	1	516 SF
KING MOD	1	505 SF
TOTAL	36	12,443 SF
TOTAL: 108		38,358 SF

CONDO SCHEDULE	
NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,557 SF
CONDO B	3,616 SF
CONDO C	1,774 SF
CONDO D	1,426 SF
TOTAL	8,373 SF
LEVEL 2 PARKING & CONDOS	
CONDO A	1,558 SF
CONDO B	3,616 SF
CONDO C	1,774 SF
CONDO D	1,426 SF
TOTAL	8,375 SF
LEVEL 3 CONDOS	
CONDO A	1,558 SF
CONDO B	3,616 SF
CONDO C	1,774 SF
CONDO D	1,426 SF
TOTAL	8,375 SF
LEVEL 4 CONDOS	
CONDO A	1,558 SF
CONDO B	3,616 SF
CONDO C	1,774 SF
CONDO D	1,426 SF
TOTAL	8,375 SF
LEVEL 5 CONDOS	
CONDO A	1,558 SF
CONDO B	3,616 SF
CONDO C	1,774 SF
CONDO D	1,426 SF
TOTAL	8,375 SF
TOTAL	41,873 SF

HOTEL SCHEDULE		
NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	5	1,864 SF
DBL QUEEN ADA	1	482 SF
DBL QUEEN MOD	1	488 SF
KING	4	2,209 SF
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TOTAL	12	4,380 SF
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DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	24	7,616 SF
KING C	1	516 SF
KING MOD	1	505 SF
TOTAL	36	12,443 SF
TOTAL: 108		38,358 SF

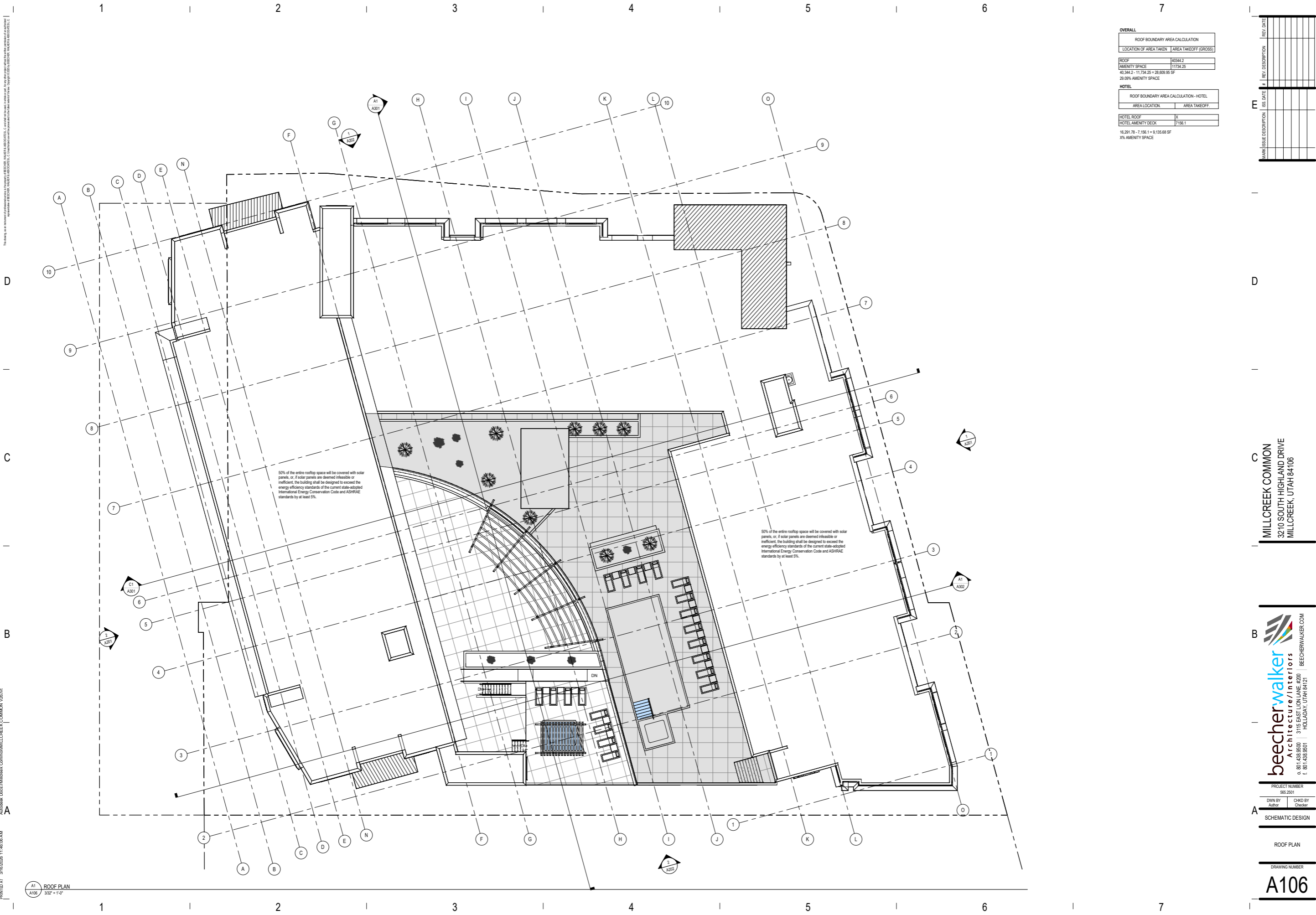
HOTEL SCHEDULE		
NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	5	1,864 SF
DBL QUEEN ADA	1	482 SF
DBL QUEEN MOD	1	488 SF
KING	4	2,209 SF
KING C	2	635 SF
TOTAL	12	4,380 SF
LEVEL 2 PARKING & CONDOS		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	8	2,541 SF
KING C	2	635 SF
TOTAL	20	7,179 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	8	2,541 SF
KING C	2	635 SF
TOTAL	20	7,179 SF
LEVEL 4 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	8	2,541 SF
KING C	2	635 SF
TOTAL	20	7,179 SF
LEVEL 5		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	488 SF
KING	24	7,616 SF
KING C	1	516 SF
KING MOD	1	505 SF
TOTAL	36	12,443 SF
TOTAL: 108		38,358 SF

HOTEL SCHEDULE		
NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	5	1,864 SF
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HOTEL SCHEDULE		
NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
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KING	24	7,616 SF
KING C	1	516 SF
KING MOD	1	505 SF
TOTAL	36	12,443 SF
TOTAL: 108		38,358 SF

PROPERTY BOUNDARY AREA CALCULATION	
LOCATION OF AREA TAKEN	AREA TAKEOFF (GROSS)
BUILDING	40,091.07
PROPERTY BOUNDARY	47,785.57
Grand Total	87,876.64
47,785.57 - 40,091.07 = 7,694.5 SF PLAZA SPACE	
8.76% PLAZA SPACE	

--



OVERALL

ROOF BOUNDARY AREA CALCULATION	
LOCATION OF AREA TAKEN	AREA TAKEOFF (GROSS)
ROOF	40344.2
AMENITY SPACE	11734.25
40,344.2 - 11,734.25 = 28,609.95 SF	
29.09% AMENITY SPACE	

HOTEL	
ROOF BOUNDARY AREA CALCULATION - HOTEL	
AREA LOCATION	AREA TAKEOFF
HOTEL ROOF	X
HOTEL AMENITY DECK	7156.1
16,291.78 - 7,156.1 = 9,135.68 SF	
X% AMENITY SPACE	

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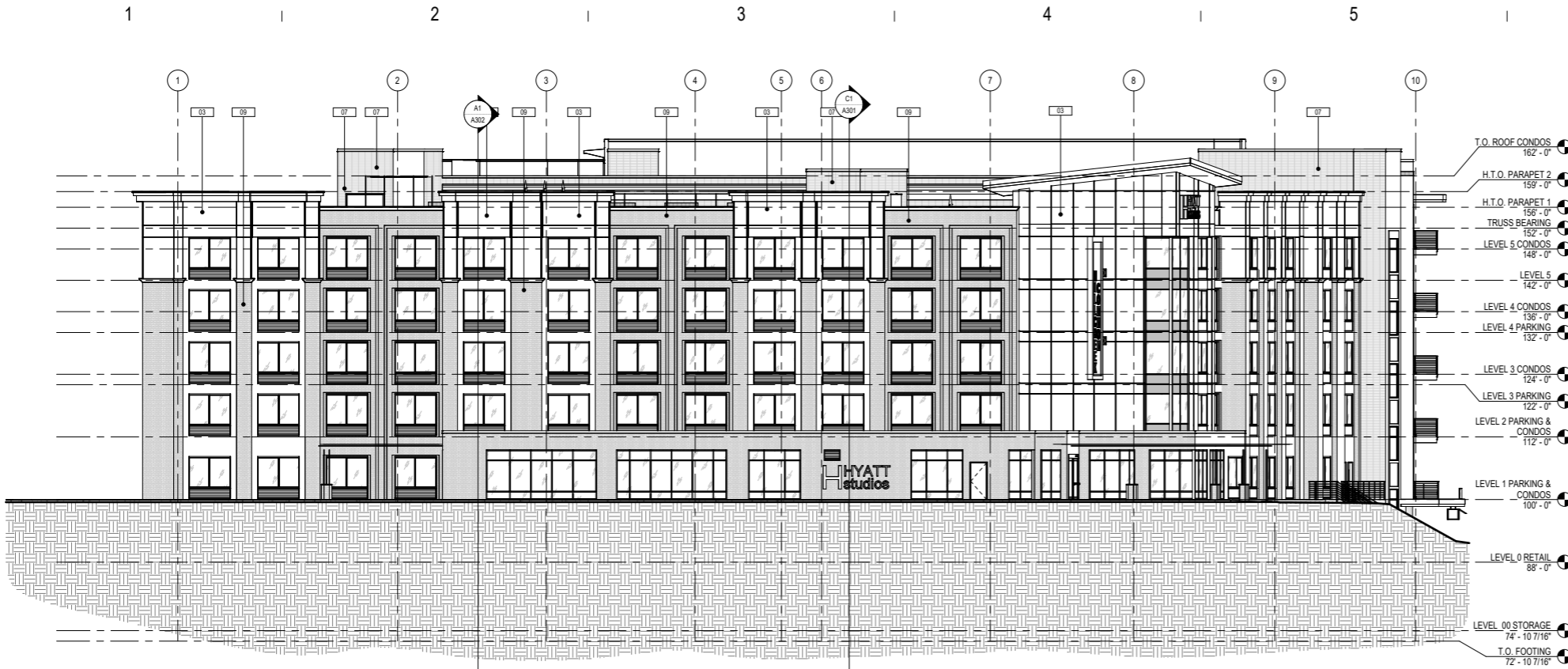
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PROJECT NUMBER: 565-2501
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ROOF PLAN
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A106

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1 EAST ELEVATION
A201 3/32" = 1'-0"



2 WEST ELEVATION
A201 3/32" = 1'-0"

ELEVATION GENERAL NOTES:

- SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
- COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- USE IMPACT RESISTANT EFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:

- SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
- COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRIVER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
- PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 292 ON BRICK CONSTRUCTION.
- SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
- FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
- PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS BY ORIENTATION

MATERIAL	AREA	%
EAST		
*CONCRETE - CAST IN PLACE (EXPOSED)	276 SF	2%
*FIBER CEMENT PANEL (AGED PEWTER)	2,150 SF	14%
*RIBBED STONE	603 SF	6%
*THIN BRICK 1 (STAIRS)	1,431 SF	9%
*THIN BRICK 2 (CONDOS)	2,336 SF	15%
*THIN BRICK 3 (HOTEL)	8,632 SF	55%
	15,729 SF	100%
NORTH		
*CONCRETE - CAST IN PLACE (EXPOSED)	1,147 SF	8%
*CONCRETE SKIN PANEL	733 SF	5%
*FIBER CEMENT PANEL (AGED PEWTER)	1,977 SF	14%
*METAL - ACM PANEL	154 SF	1%
*RIBBED STONE	1,177 SF	8%
*SANDSTONE BLOCK	384 SF	3%
*THIN BRICK 1 (STAIRS)	1,553 SF	11%
*THIN BRICK 2 (CONDOS)	761 SF	5%
*THIN BRICK 3 (HOTEL)	6,550 SF	45%
	14,437 SF	100%
SOUTH		
*CONCRETE - CAST IN PLACE (EXPOSED)	4,106 SF	27%
*CONCRETE SKIN PANEL	544 SF	4%
*FIBER CEMENT PANEL (AGED PEWTER)	862 SF	6%
*METAL - ACM PANEL	105 SF	1%
*RIBBED STONE	1,504 SF	10%
*SANDSTONE BLOCK	698 SF	5%
*THIN BRICK 1 (STAIRS)	2,049 SF	13%
*THIN BRICK 2 (CONDOS)	1,343 SF	9%
*THIN BRICK 3 (HOTEL)	4,887 SF	32%
	15,460 SF	100%
WEST		
*CONCRETE - CAST IN PLACE (EXPOSED)	350 SF	2%
*CONCRETE SKIN PANEL	1,825 SF	13%
*FIBER CEMENT PANEL (AGED PEWTER)	433 SF	3%
*METAL - ACM PANEL	866 SF	6%
*RIBBED STONE	2,482 SF	17%
*SANDSTONE BLOCK	956 SF	7%
*THIN BRICK 1 (STAIRS)	1,343 SF	9%
*THIN BRICK 2 (CONDOS)	3,835 SF	26%
*THIN BRICK 3 (HOTEL)	1,996 SF	14%
	14,536 SF	100%

APPROXIMATE TOTAL S.F. 60,163 SF

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
*CONCRETE - CAST IN PLACE (EXPOSED)	7,288 SF	11%
*CONCRETE SKIN PANEL	3,102 SF	5%
*FIBER CEMENT PANEL (AGED PEWTER)	7,512 SF	11%
*METAL - ACM PANEL	1,125 SF	2%
*RIBBED STONE	6,066 SF	9%
*SANDSTONE BLOCK	1,888 SF	3%
*THIN BRICK 1 (STAIRS)	6,978 SF	10%
*THIN BRICK 2 (CONDOS)	7,937 SF	12%
*THIN BRICK 3 (HOTEL)	26,339 SF	39%
TOTAL:	68,334 SF	100%

WINDOW AREA		STOREFRONT AREA	
ORIENTATION	WINDOW AREA	ORIENTATION	STOREFRONT AREA
EAST	531 SF	EAST	317 SF
NORTH	3,328 SF	NORTH	719 SF
SOUTH	1,172 SF	SOUTH	210 SF
WEST	2,483 SF	WEST	1,443 SF

EXTERIOR MATERIALS LEGEND

- 01 CONCRETE - EXPOSED
- 02 CONCRETE SKIN PANEL
- 03 FIBER CEMENT PANEL (AGED PEWTER)
- 04 METAL - ACM PANEL
- 05 RIBBED STONE
- 06 SANDSTONE BLOCK
- 07 THIN BRICK 1 (STAIRS)
- 08 THIN BRICK 2 (CONDOS)
- 09 THIN BRICK 3 (HOTEL)

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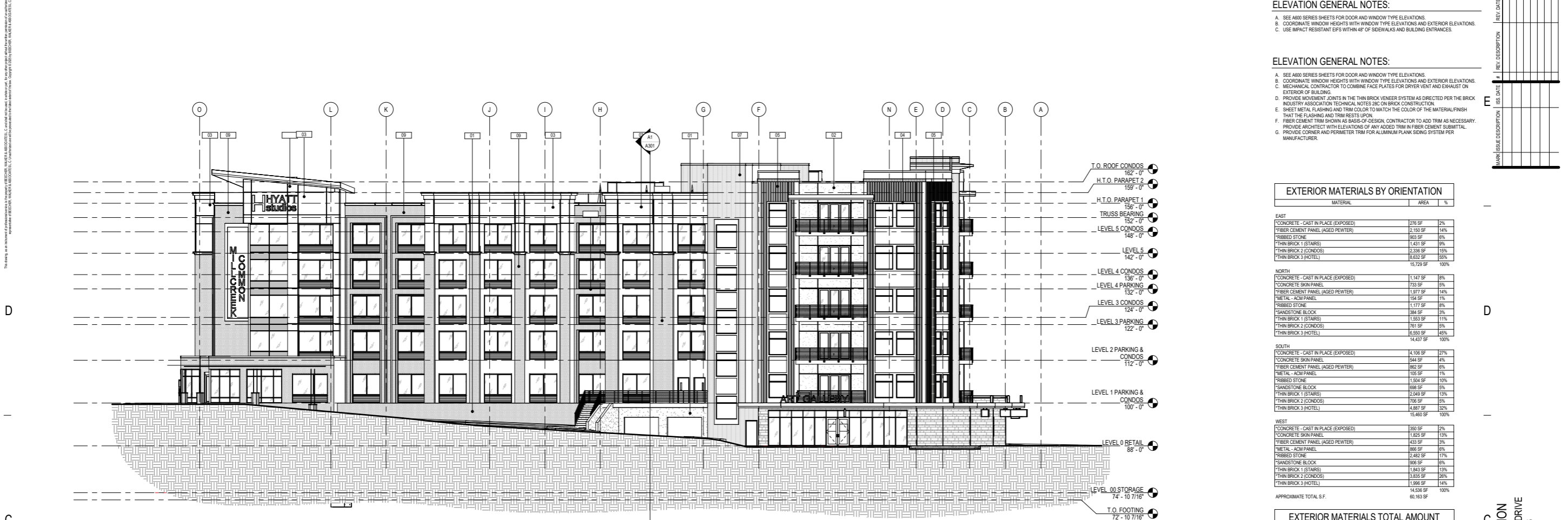
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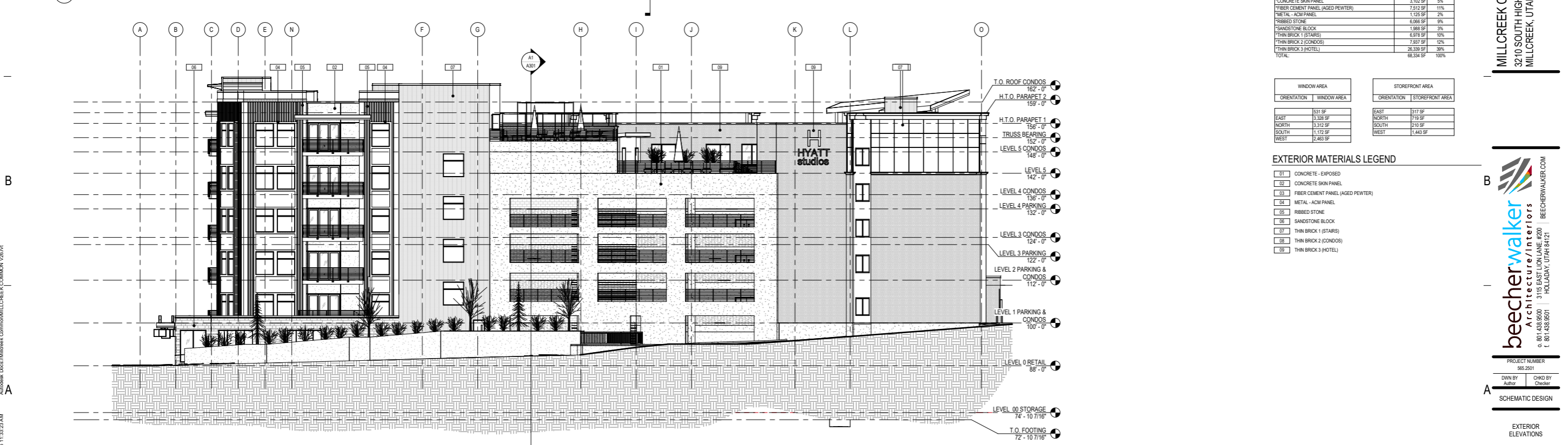
EXTERIOR ELEVATIONS

DRAWING NUMBER

A201



1 NORTH ELEVATION
332' x 11'-0"



2 SOUTH ELEVATION
332' x 11'-0"

ELEVATION GENERAL NOTES:
 A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
 B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
 C. USE IMPACT RESISTANT EFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:
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 G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS BY ORIENTATION

MATERIAL	AREA	%
EAST		
CONCRETE - CAST IN PLACE (EXPOSED)	276 SF	2%
FIBER CEMENT PANEL (AGED PEWTER)	2,150 SF	14%
RIBBED STONE	903 SF	6%
THIN BRICK 1 (STARS)	1,431 SF	9%
THIN BRICK 2 (CONDOS)	2,336 SF	15%
THIN BRICK 3 (HOTEL)	6,832 SF	55%
	15,729 SF	100%
NORTH		
CONCRETE - CAST IN PLACE (EXPOSED)	1,147 SF	8%
CONCRETE SKIN PANEL	733 SF	5%
FIBER CEMENT PANEL (AGED PEWTER)	1,977 SF	14%
METAL - ACM PANEL	154 SF	1%
RIBBED STONE	1,177 SF	8%
SANDSTONE BLOCK	394 SF	3%
THIN BRICK 1 (STARS)	1,553 SF	11%
THIN BRICK 2 (CONDOS)	761 SF	5%
THIN BRICK 3 (HOTEL)	6,550 SF	45%
	14,437 SF	100%
SOUTH		
CONCRETE - CAST IN PLACE (EXPOSED)	4,106 SF	27%
CONCRETE SKIN PANEL	544 SF	4%
FIBER CEMENT PANEL (AGED PEWTER)	862 SF	6%
METAL - ACM PANEL	110 SF	1%
RIBBED STONE	1,534 SF	10%
SANDSTONE BLOCK	698 SF	5%
THIN BRICK 1 (STARS)	2,049 SF	13%
THIN BRICK 2 (CONDOS)	706 SF	5%
THIN BRICK 3 (HOTEL)	4,867 SF	32%
	15,460 SF	100%
WEST		
CONCRETE - CAST IN PLACE (EXPOSED)	390 SF	2%
CONCRETE SKIN PANEL	1,825 SF	13%
FIBER CEMENT PANEL (AGED PEWTER)	423 SF	3%
METAL - ACM PANEL	866 SF	6%
RIBBED STONE	2,482 SF	17%
SANDSTONE BLOCK	906 SF	6%
THIN BRICK 1 (STARS)	1,843 SF	13%
THIN BRICK 2 (CONDOS)	3,835 SF	26%
THIN BRICK 3 (HOTEL)	1,996 SF	14%
	14,536 SF	100%
APPROXIMATE TOTAL S.F.	60,163 SF	

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
CONCRETE - CAST IN PLACE (EXPOSED)	7,288 SF	11%
CONCRETE SKIN PANEL	3,102 SF	5%
FIBER CEMENT PANEL (AGED PEWTER)	7,512 SF	11%
METAL - ACM PANEL	1,125 SF	2%
RIBBED STONE	6,066 SF	9%
SANDSTONE BLOCK	1,988 SF	3%
THIN BRICK 1 (STARS)	6,978 SF	10%
THIN BRICK 2 (CONDOS)	7,367 SF	12%
THIN BRICK 3 (HOTEL)	29,339 SF	39%
TOTAL	68,334 SF	100%

WINDOW AREA		STOREFRONT AREA	
ORIENTATION	WINDOW AREA	ORIENTATION	STOREFRONT AREA
EAST	531 SF	EAST	917 SF
NORTH	3,312 SF	NORTH	719 SF
SOUTH	1,172 SF	SOUTH	210 SF
WEST	2,463 SF	WEST	1,443 SF

EXTERIOR MATERIALS LEGEND

- 01 CONCRETE - EXPOSED
- 02 CONCRETE SKIN PANEL
- 03 FIBER CEMENT PANEL (AGED PEWTER)
- 04 METAL - ACM PANEL
- 05 RIBBED STONE
- 06 SANDSTONE BLOCK
- 07 THIN BRICK 1 (STARS)
- 08 THIN BRICK 2 (CONDOS)
- 09 THIN BRICK 3 (HOTEL)

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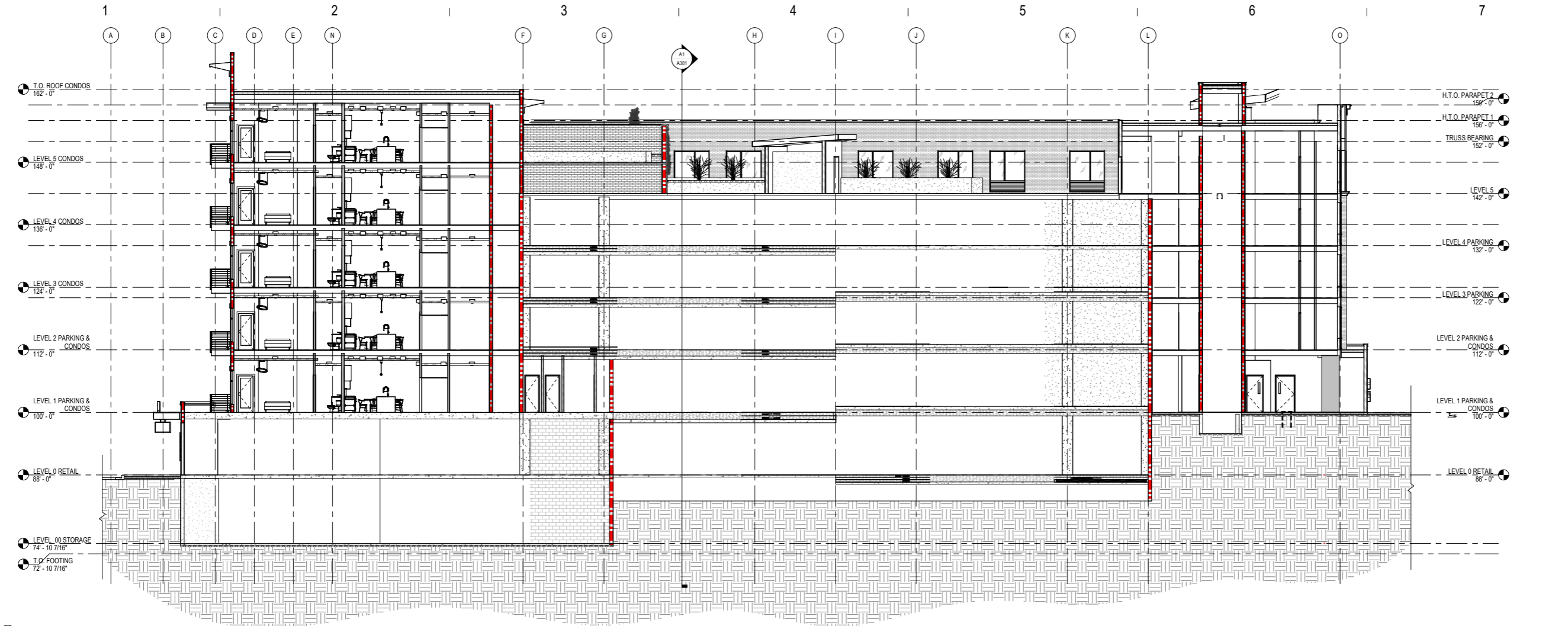
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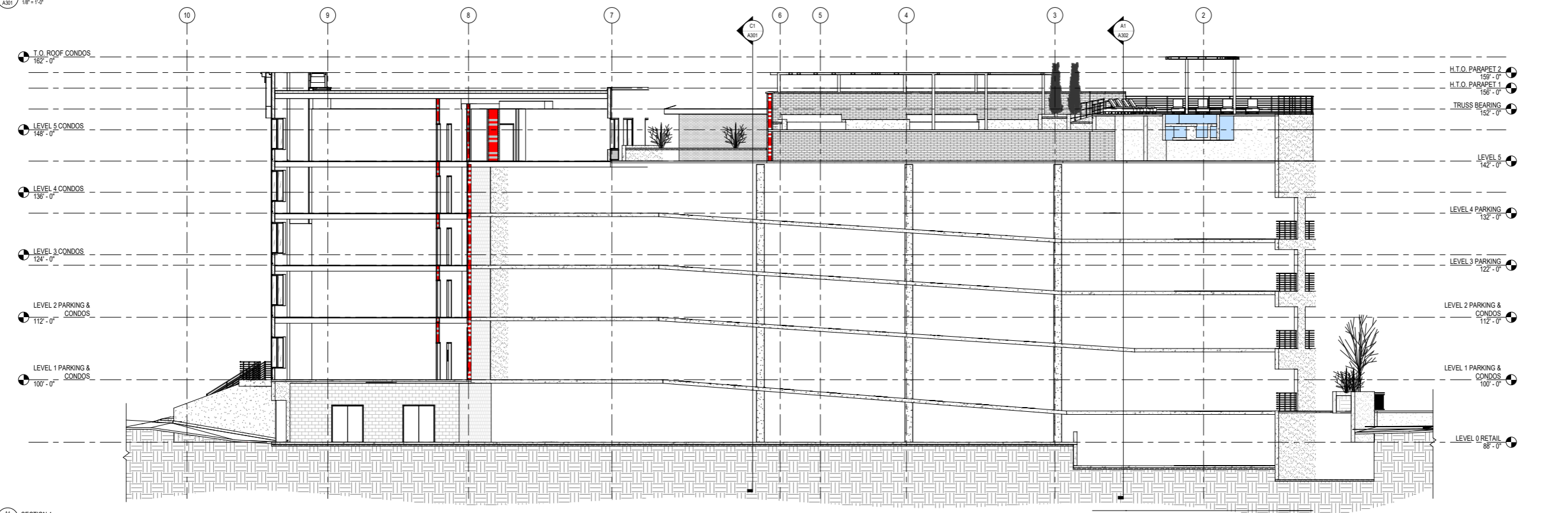
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EXTERIOR ELEVATIONS
 DRAWING NUMBER
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C1 SECTION 2
1/8" = 1'-0"



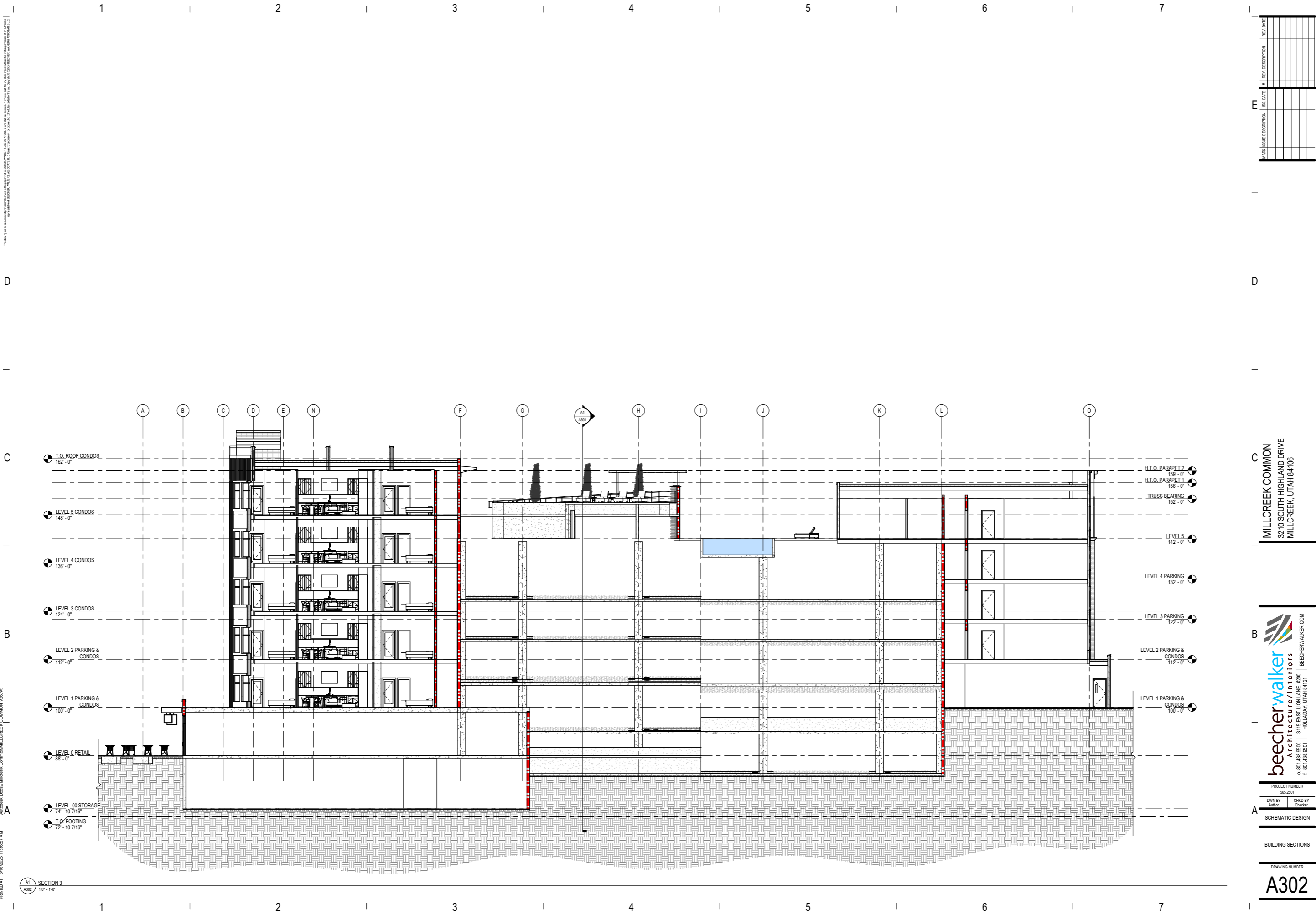
A1 SECTION 1
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 DRAWING NUMBER
A301



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CONCEPT RENDERING

DRAWING NUMBER
A904

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A
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CONCEPT RENDERING

DRAWING NUMBER
A909

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1 Hotel Entrance Perspective View
A911



2 Hotel Perspective View East Side
A911

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CONCEPT 3D VIEWS

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1 2 3 4 5 6 7

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CONCEPT 3D VIEWS
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 CONCEPT 3D VIEWS
 DRAWING NUMBER:
A914

1 | 2 | 3 | 4 | 5 | 6 | 7





Executive Summary

This study provides a summary of the potential transportation-related impacts from the proposed mixed-use development located approximately at 3206 South Highland Drive in Millcreek, Utah. The proposed project includes 112 hotel rooms, 13,000 square feet of general retail space, 13,000 square feet of commercial storage space, and 25 2-bedroom condominium units. The vehicle access to the development will be located along Chambers Avenue.

This study analyzes traffic operations under:

- Existing, 2025, traffic conditions within the study area during the weekday AM and PM peak hours
- Existing, 2025, traffic conditions with the proposed development during the weekday AM and PM peak hours
- Existing, 2025, traffic conditions with the proposed development under event conditions, with a mid-block closure of Chambers Avenue during the weekday AM and PM peak hours
- Projected background traffic conditions in the future year 2032, without the proposed development during the weekday AM and PM peak hours
- Projected background traffic conditions in the future year 2032, under event conditions, with a mid-block closure of Chambers Avenue without the proposed development during the weekday AM and PM peak hours
- Projected traffic conditions in the future year 2032, with the proposed development during the weekday AM and PM peak hours
- Projected traffic conditions in the future year 2032, with the proposed development under event conditions, with a mid-block closure of Chambers Avenue during the weekday AM and PM peak hours

The study area represents the expected extent of possible impacts and includes the following intersections:

1. Chambers Avenue & Highland Drive
2. 3300 South & Highland Drive
3. 3300 South & Commons Access
4. 3300 South & 1300 East
5. Chambers Avenue & 1300 East

The development is expected to generate 87 vehicle trips during the weekday AM peak hour and 171 vehicle trips during the weekday PM peak hour. **Table 1** shows the analysis results for the intersection level of service (LOS) for all scenarios. More detailed results are available in the subsequent chapters.

The study found that:

- All intersections operate at acceptable levels of vehicle delay, except for Chambers Avenue & Highland Drive.
- The intersection of Chambers Avenue and Highland Drive meets thresholds for right- and left-turn treatments.

- A right-turn taper is recommended for southbound right-turning vehicles entering Chambers Avenue from Highland Drive. It is recommended that this be built by the time the development is completed.
- A dedicated left-turn lane is recommended for northbound left-turning vehicles entering Chambers Avenue from Highland Drive. It is recommended that this be built by the time the development is completed.
- The northbound approach to the intersection of 3300 South & 1300 East will have significant queues by 2032. It is recommended to optimize signal timing before considering geometric changes. This is recommended to be done before 2032. Though the LOS at this intersection is not expected to be worse than C.
- During event conditions, the lefts out onto Highland Drive and 1300 East may have significant queues. If mitigation is desired, restricting vehicles to right-out only is expected to minimize queues. The addition of a dedicated northbound-left turn lane is also beneficial in event conditions, even in 2032 background conditions without the development.
- On-street parking along Chambers Avenue would be beneficial so long as care is taken not to reduce pedestrian visibility. It is recommended that bulb-outs be added if on-street parking is desired.

Conclusion

The proposed development includes 112 hotel rooms, 13,000 square feet of general retail space, 13,000 square feet of commercial storage space, and 25 2-bedroom condominium units. The development is expected to generate 72 vehicle trips during the weekday AM peak hour and 126 vehicle trips during the weekday PM peak hour. The structure will also house overflow parking for the Millcreek Commons area; the vehicle trips associated with these parking spaces are 15 during the weekday AM peak hour and 45 during the PM peak hour. Combined, there are 87 vehicle trips in the AM peak hour and 171 vehicle trips in the PM peak hour associated with this development. These trips are expected to access the development via the study intersections.

The traffic analysis found that all intersections within the study area are expected to operate at an acceptable level of service in all scenarios. The northbound left turn from Highland Drive to Chambers Avenue is expected to generate substantial queues (over 200 feet, which is more than half of the distance between the intersection of Chambers and the intersection of 3300 South with Highland Drive). A dedicated left-turn lane is recommended at project buildout to minimize delay for northbound traffic on Highland Drive. With a dedicated left-turn lane, the northbound left queue is expected to be roughly 125 feet. Additionally, the queue for the northbound right from 1300 East to 3300 South is expected to reach over 450 feet by the 2032 background conditions, though level of service remains acceptable. It is recommended that signal timing at 1300 East & 3300 South is adjusted before 2032. Once intersection timing has been optimized, further capacity to 1300 East may be necessary by lengthening the northbound right turn lane. This should be considered before 2032.

Event conditions were analyzed, which assumed a mid-block closure of Chambers Avenue. The analysis found that event conditions increase delay for the left-hand turns onto Highland Drive and 1300 East. The impacts on other study intersections were found to be minimal. If mitigation is desired for event conditions, it is recommended that vehicles exiting Chambers Avenue be restricted to right-out only.

Memorandum

Date: March 24, 2025
 To: Francis Lilly; Millcreek
 From: Matt Hastings; Fehr & Peers
 Subject: **Millcreek Commons Eastside Shared Parking Analysis**

UT25-2520

Overview

The City of Millcreek requested a shared parking analysis to be conducted on a proposed mixed-use development in the quickly developing Millcreek Commons. The goal of this analysis is to calculate the total parking demand from this development. A shared parking analysis can reduce costs associated with the parking structure by reducing the total number of parking stalls provided. This is done by identifying which proposed uses have different time periods of parking demand, and are therefore able to share parking between the uses and reduce the total amount of parking built.

Introduction

The proposed development includes the uses listed in **Table 1**, below.

Table 1: Millcreek Commons Eastside

Proposed Use	Size	Unit	Notes
Hotel	108	rooms	Assumed use is 50/50 between business/leisure
Sit Down Restaurant	2.63	1,000 square feet	Assumed 60% of GFA is dedicated to dining space
Fast Casual Restaurant	2.63	1,000 square feet	Assumed 60% of GFA is dedicated to dining space
General Retail	5.54	1,000 square feet	Calculated separately from commercial storage
Art Gallery	3.5	1,000 square feet	Assumed specialty retail
Commercial Storage	14.3	1,000 square feet	Assumed warehousing use for calculations
Condos	24	units	2-bedroom units, 44 parking stalls dedicated to condo use and not taken into account for shared parking

Source: Millcreek, 2025



Parking Analysis

The amount of parking to be provided was calculated using three different methods:

1. Apply Millcreek minimum parking requirements to each use and calculate the total number of parking stalls required if each use was considered individually
2. Apply Millcreek's shared parking reductions to the entire development (note that residential uses are not included in the shared parking analysis)¹
 - a. Consistent with Millcreek requirements, the shared parking reductions were applied for daytime and evening peaks; it was determined that the peak parking demand for the planned uses was on a weekday, per Millcreek requirements and the following reductions:
 - i. 7 AM – 6 PM:
 - Hotel – 35%
 - Sit-Down Restaurant – 30%
 - Fast Casual Restaurant – 30%
 - General Retail – 0%
 - Art Gallery – 0%
 - Storage – 0%
 - ii. 6 PM – 12 AM:
 - Hotel – 35% reduction
 - Sit-Down Restaurant – 50%
 - Fast Casual Restaurant – 50%
 - General Retail – 0%
 - Art Gallery – 0%
 - Storage – 95%
3. Use the Urban Land Institute's (ULI) shared parking calculator to calculate the number of stalls associated with each use.¹

Table 2 displays the calculations for each method. The shared parking analysis takes day of week and time of day into account and therefore has multiple calculations. The maximum parking demand calculated across the days of the week are shown here for day and nighttime demand. If parking is provided according to Millcreek standards, without applying shared parking reductions, the development would require up to 261 parking stalls. Applying Millcreek's shared parking reductions to these standards lowers the required parking to 248 parking stalls. ULI's shared parking calculator estimates that the most parking stalls required for the development are 196. These calculations assumed 44 parking stalls dedicated to the condos and not included in shared parking estimates. An additional 20 parking stalls were included in daytime calculations and 50 parking stalls were included in nighttime calculations. These additional stalls are intended to serve overflow parking from Millcreek Common events.

¹ As requested by City of Millcreek staff, parking for residential units was kept separate from the shared parking calculation so as to maintain a minimum number of stalls dedicated to residential uses.



Table 2: Parking Estimates

Proposed Use	Millcreek w/o shared parking	Millcreek w/ shared parking day ¹	Millcreek w/ shared parking night ²	ULI day ³	ULI night ⁴
Hotel	108	70	108	43	35
Sit Down Restaurant	11	7	11	30	26
Fast Casual Restaurant	11	7	11	12	11
General Retail	18	18	15	16	14
Art Gallery	12	12	9	10	8
Commercial Storage	7	7	0	8	8
Condos⁵	44	44	44	44	44
Overflow⁶	20 – 50	20	50	20	50
TOTAL	231 - 261	185	248	183	196

1. Peak daytime parking demand is estimated to be 7 AM – 6 PM on weekdays.
2. Peak evening parking demand is estimated to be 6 PM – 12 AM on weekdays.
3. Peak daytime parking demand is estimated to be 12 PM on weekends, with shared parking reductions applied.
4. Peak evening parking demand is estimated to be 7 PM on weekdays, with shared parking reductions applied.
5. Desired number of dedicated residential parking stalls.
6. 20 overflow stalls are desired during the day while 50 overflow stalls are desired in the evenings.

Source: Fehr & Peers, 2025

ULI’s shared parking tool utilizes the Institute of Transportation Engineers’ parking generation manual which was most recently updated in October 2023, with Fehr & Peers providing additional calibration in 2024 to account for post-pandemic parking trends. This update of the parking tool includes more refined hourly parking demand for each land use as well as updated overall parking rates for each land use. The parking calculations for the hotel and sit-down restaurant vary significantly between the ULI shared parking and Millcreek’s calculated shared parking. This is driven by a different expected maximum use of parking by these two land uses. The ULI method calculates only 60 parking stalls will be used at any time by the hotel. The ULI method also calculated a maximum of 31 parking stalls used for the sit-down restaurant. The ULI shared parking tool provides hourly parking estimates for each use and can account for the sharing of parking between land uses with different peak periods. For instance: parking demand for restaurants peaks relatively early in the evening while parking demand for hotels peaks later in the evening.

Due to the data-backed calculations of the ULI tool, we recommend using the parking estimates from this tool. The expected peak daytime and nighttime parking demand is 182 and 196 stalls, respectively. The final parking supply recommendation is **196 stalls**, consistent with the ULI nighttime parking demand estimate. This includes 44 parking stalls dedicated to residential parking and 50 parking stalls for Millcreek Commons event overflow. The breakdown of parking stalls by use and the percentage of total parking is provided in **Table 3**.



Table 3: Final Parking Supply Recommendations

Proposed Use	Day Recommended	Use's share of peak daytime parking demand	Night Recommended	Use's share of peak nighttime parking demand
Hotel	43	23%	35	18%
Sit Down Restaurant	30	16%	26	13%
Fast Casual Restaurant	12	7%	11	6%
General Retail	16	9%	14	7%
Art Gallery	10	5%	8	4%
Commercial Storage	8	4%	8	4%
Condos	44	24%	44	22%
Overflow	20	11%	50	26%
TOTAL	183		196	

Source: Fehr & Peers, 2025

TERMS

Uses - The development of the property shall include the following uses:

1. A shared public/private parking structure containing a minimum 200 parking stalls.
2. A residential condominium containing 25 units (for ownership only)
3. A hotel, ranging between 100 and 110 units
4. A minimum of 12,000 square feet of commercial/retail space on the ground-level, abutting Millcreek Common.
5. Includes EV charging stations, roof mounted solar and ground-level utility equipment enclosures.
6. Roof terrace with pool and other recreation amenities as conceptually depicted within Exhibit A. (architectural/civil plans)

Parking and Access - All parties agree to a separate parking and access easement and/or agreement, Exhibit B.

Ownership and Maintenance - All parties agree to an ownership and maintenance easement and/or agreement as depicted within Exhibit C.

Subdivision Plat – All parties agree that prior to construction, a preliminary subdivision plat shall be approved by the land use authority, to accomplish the following:

Dedication. Dedication of property along all abutting streets for public right-of-way.

Public Utility Easements. Abandon all existing utility easements traversing through the property and replace them with new public utility easements located within the east wonerf and/or parallel to and abutting right of way.

ROW Alignment. Vacate and realign the north edge of Chambers Avenue to align with the new right of way as depicted within Exhibit A.

Ownership. Subdivide property into common, limited common, and individual ownership.

Improvements. All parties agree to the following items being completed prior to building occupancy:

Onsite Improvements All parties agree to complete the following items prior to occupancy as it pertains to the abutting public right-of-way (Highland Drive and Chambers Avenue), the East Wonerf, and south side property line or paseo. Such onsite improvements shall include street trees, tree grates, curb, gutter, and sidewalk, drive approaches, pavement, striping, signage, streetlights, utilities (including dumpster & mechanical equipment enclosure), landscaped planters, and street furniture, etc., as conceptually depicted within Exhibit A.

Offsite Improvements. All parties agree to complete the following items prior to building occupancy and conceptually depicted within Exhibit D

- Removal and repair of the ‘pork chop’ median within Chambers Avenue.
- Restriping, signage, median installment, curb, gutter, sidewalk, park strip landscaping, pavement, drive approaches, utility meters, etc. for both Highland Drive and Chambers Ave.

Building Design Standards. The building design shall include the following:

Orientation. The building shall be oriented towards street frontages, with an emphasis on creating an urban street edge featuring large windows, balconies, roof decks, etc., as depicted in Exhibit A.

Materials. The building will consist of high-quality, durable, low-maintenance materials, including those materials (e.g., composite siding and trellises, brick, stone, stucco, glass, and metal), as depicted in Exhibit A.

Overall Building Design. The building mass, scale, height and layout, shall be constructed as substantially depicted within Exhibit A.

Signage. Signage along Millcreek Common shall match in type, size, color, and location as the signage on the west side of Millcreek Common as depicted within Exhibit E.

All other directional and advertising signage shall be sized and located according to the Millcreek CCOZ standards and Millcreek’s Sign Code.

EXCEPTIONS TO CCOZ CODE STANDARDS

In lieu of a shared private/public parking structure, the following exceptions are requested.

Exception. - Building Stepbacks - (MKZ 18.47.070.H.1) *“For any building or development that is over 40 feet in height or located on properties fronting on the Millcreek Common, 3300 South, Richmond and/ or with frontage on Highland Drive, a 20-foot stepback of the building façade, facing any street, is required between the top of the first story and the top of the third story and upper stories. This building stepback shall incorporate one of the two stepback variations:*

- a. A segmented stepback, such as a 10-foot initial stepback between the first and second stories, followed by an additional 10-foot stepback between the second and third stories, as depicted in Figure 18.47.13, or*
- b. A full stepback of 20 feet between the first and third stories, that is utilized as a usable space for building tenants or businesses occupying the building...”*

Chair Shawn LaMar and Members of the Planning Commission,

I am writing on behalf of the Canyon Rim Citizens Association (CRCA) regarding application CCOZ-25-003, the proposed rezone at the Millcreek City Center.

As we have shared with both city planners and the City Council, CRCA remains opposed to the rezone that would allow hotel and condominium heights up to 75 feet in the city center. When the concept for the city center was first presented to community councils, the proposed building heights were significantly lower, and the preservation of mountain views was emphasized. Over time, additional height was requested and discussed before detailed plans or drawings were available. While CRCA initially indicated openness to evolving concepts, the scale ultimately presented in later plans was substantially larger than what many in the community understood or expected at the outset.

From our perspective, the evolution of the project has created a gap between the original vision presented to the public and the plan now under consideration. If there is disagreement about this characterization, we encourage a transparent comparison between the earliest models or concepts and the current proposal, along with a clear explanation of how and why the changes occurred. We believe this context is important for the Commission's deliberations.

We recognize the City's desire to move forward with development at the city center, and we understand that perspectives may differ. Nevertheless, we continue to advocate for outcomes that reflect community expectations and adopted city values. We remain particularly concerned about building heights and the resulting loss of mountain views that were previously described as a priority for the area. We respectfully ask the Planning Commission to consider how this proposal aligns with the City's mission statements and charter and to weigh carefully whether this rezone advances those goals.

I also attended the recent open house and reviewed the updated modeling. The inclusion of prominent signage for both Millcreek and the hotel raises additional questions. When I asked about lumen levels, dimming during off-hours, and other light-mitigation measures—particularly on the Highland-facing side—specific details were not available beyond a general statement that signage would meet code. Given the community's prior concerns about digital signage in the city center, and the significant public input that led to a reduction from three digital signs to one, we urge the Commission to closely review proposed signage, illumination levels, and enforceable mitigation standards. This remains a sensitive and important issue for many residents.

Finally, we continue to hear from residents about late-evening noise from the skating rink and other events at the commons. With a hotel now proposed, it would be prudent to

evaluate anticipated noise impacts and require a clear and enforceable sound-mitigation plan. Canyon Rim neighborhoods are in close proximity to the city center, and we are relaying concerns that residents feel they have not yet been adequately addressed through prior channels.

Our intent is to provide constructive input so that development at the city center can succeed while maintaining community trust and livability. We appreciate your careful consideration of these concerns and respectfully ask that they be included in your review of this application.

Thank you for your time and service.

Sincerely,

Michael Rush, Ph.D.

President, Canyon Rim Citizens Association



CANYON RIM
Citizens Association

2/11/26

Regarding: CCOZ-25-003, request to rezone from the Commercial (C) Zone to the City Center Overlay – Development Agreement Zone (CCOZ-DA), with a development agreement, to accommodate a hotel, commercial/retail, and residential condominium mixed-use development at approximately 3232 S Highland Drive by applicants Millcreek staff, PEG Development, and Ensign Design.

I am writing to recommend the Millcreek planning commission not approve the rezone for CCOZ-25-003 on the grounds that this rezone would bring numerous detrimental effects to the citizens of Millcreek.

I do not feel the proposed site is appropriate for a hotel. On the most basic level the addition of a hotel to the eastside of Millcreek Commons would block the view of Mount Olympus. Why build a unique community gathering place nestled in Millcreek with no view of the mountains?

The city overlay zone has already contributed to a denser amount of residents living in apartments and condominiums which is increasing traffic to an already busy area. The addition of a hotel would concentrate even more traffic in this area.

Olympus Hills shopping center is an ideal location close to a freeway and multiple canyons. Placing a hotel in upper Millcreek near this shopping center would ensure that city expansion is shared more proportionately with all areas of Millcreek city, not just centered on the area around Millcreek Commons.

I believe the proposed corporate hotel would detract from the character of Millcreek Commons and eventually stifle its rich individuality and community identity. I fear that the colors, sounds, and flavors experienced at various community celebrations will get quieter and more subdued over time. A plausible scenario is that the hotel will receive complaints about events leading Millcreek officials to decide it's more "appropriate" to move different events away from the Commons eventually allowing a corporate partnership to dictate and influence the overall character of the Commons.

Earlier this week Steve Waldrip, Utah Senior Advisor for Housing Strategy and Innovation, encouraged Utah cities to hold onto and preserve our mixed-income neighborhoods as the areas in our cities with the most potential for upward growth for Utah citizens. Placing an upscale hotel (part of a major hotel conglomerate) smack in the middle of our city center will displace local businesses and local shoppers and local families. Already, the price to skate, eat and recreate at the Commons is increasing. I encourage Millcreek officials to continue to find innovative ways to bring Millcreek residents of all economic backgrounds together in the Commons.

In closing, I feel that Millcreek city officials have not been transparent about the motivation for this project. It is being "sold" to Millcreek residents as a positive necessity to drive city expansion further but the people of Millcreek are not being offered an opposing point of view. To

me it's clear the only benefits of this proposed hotel for the majority of Millcreek residents are just a parking garage. Please kindly build a parking garage and leave a hotel out of it.

Thank you for your time,

Erin Hardy
Millcreek Community Council, 1st Chair



February 7, 2026

To: Millcreek Planning Commission
Millcreek Planning and Zoning

Subject: Rezone/3232 South Highland Drive/East Common Mixed Use Development

At the February 5, 2026, meeting of the East Mill Creek Community Council (EMCCC) members discussed application ZM-25-003, a request by the City of Millcreek, PEG Development, and Encore Development to rezone property at 3232 South Highland Drive (Property) from the Commercial Zone (C) and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement Zone (CCOZ-DA). There were no residents in attendance. There were eight members of the EMCCC present.

The EMCCC reviewed the Staff Memo, dated 02/03/2026, renderings posted on the “Upcoming Planning Applications” page on the city's website, and information provided at the Planning Open House, held 02/03/2026. Also, we revisited our comments based on information presented by staff at our 09/04/2025 meeting and the Livestream video/audio, 08/11/2025 joint City Council/Planning Commission meeting; these comments were communicated to the city on 09/19/2025..

Conclusions

We appreciate the efforts of the applicant(s) to utilize the alternatives provided in the requested CCOZ-DA zone to offset the requirements in the current C and CCOZ zones. Nevertheless, we find that the changes since the original presentation are insufficient to warrant the benefits provided by the afforded flexibility/relaxation of design standards sanctioned by a rezone to CCOZ-DA. The concerns expressed in our comments to staff last September (provided below) remain largely unalleviated by the applicant.

Accordingly, the opinion of the EMCCC yields a negative recommendation to the Planning Commission to rezone the Property.

Sincerely,

/s/ Jamie Allyn
Vice chair | Land Use EMCCC

CC:
Brad Sanderson
Francis Lilly
EMCCC

! " # "

1. Do not like the height
2. Do not like the box look
3. Would not pay a million for a condo with the activities in the common area and do not want those activities to be changed for the hotel rooms or condos

My concerns center around whether hotel customers will be happy listening to the music just outside their doors playing for the roller skaters and ice skaters. And will people be willing to purchase a million dollar condo only to find the music noise problem outside their condo most evenings from those same skaters? I suggest both the architects and potential hotel investors go inside our meeting room one evening and hear themselves the sound level coming from the music. Another point is that there will probably be no view of the beautiful mountains and scenery for those million dollar condos.

I did listen to the meeting from 8/11/2025 (Livestream: City Council/Planning Commission joint work meeting).

My concerns on the project are the following:

1. Traffic - has/is there going to be a traffic study. With all the new units being built there is going to be a lot of traffic.
2. Any account for pedestrians and bikeways?
3. Too tall and no step backs. Park City Hyatt only has two levels - appears to have been built for the area??
4. Concern is that Millcreek is going to look just like Sugarhouse? No view of the mountains.
5. Would like to have a rendering of what it would really look like in the area being proposed. Confused on what buildings are being removed/staying???
6. Has a market analysis been completed on \$1 Million dollar condos? There are two townhomes for sale on 33rd that have been on the market for at least 6 mos. to a year.

Thanks for your time and consideration.

I also watched the meeting Livestream. I share similar concerns with other members of EMCCC and had several additional observations and questions:

The building is 74 feet tall on Millcreek Common side, which will effectively block any views of the mountains and that portion of the Common will have a sheer wall as the view.

How do they plan to minimize the noise from the skating loop and outdoor activities on the common for both the hotel and the condos?

The presentation stated that the hotel would be Hyatt Studios. According to Hyatt's website, Hyatt Studios hotels provide studio apartment-style suites designed for longer stays and include a well-equipped kitchen, work desk, and seating area, all in one room. So, a different type of hotel property than those that have meeting and conference rooms; it appears to be designed for both overnight and extended stays.

Although The Fine Art Inn will be integrated into the new building, it was unclear to me what provisions have been made to relocate SLC Strength & Conditioning. I believe that they said that Hamid Adib (owner of the rug gallery in the old Villa Theater) owns the building but it wasn't clear what was being done with the gym.

Thank you for your consideration.

I echo my EMCCC colleagues' points in regards to their concerns raised with respect to noise, view obstruction and marketability of the current hotel/condo proposal. Moreover, a truly troublesome aspect of the proposed structure is that it raises the question of how we have arrived at a place where a building so generally lacking in creative architectural characteristics is actually being considered and (judging from the PC/CC joint work meeting) championed for such a prominent location at all.

Even though I'm concerned about the incremental relaxations of design standards (stepback reductions, for example) that have transpired in CCOZ, our planning staff has so far demonstrated imagination in the design of the common space in the city center. Have things really sunk into an economic quagmire to the point where the only development solution is a brand that is blatantly this bland? Will the city look back with pride at such a building thirty years hence?

MILLCREEK, UTAH
ORDINANCE NO.

AN ORDINANCE ADDING TITLE 14 CHAPTER 59 TO THE MILLCREEK CODE OF ORDINANCES WITH RESPECT TO MILLCREEK COMMON AND CITY OFFICES

WHEREAS, the Millcreek Council (“Council”) met in regular session on _____, 2026, to consider, among other things, adding Title 14 Chapter 59 to the Millcreek Code of Ordinances with respect to Millcreek Common and City Offices; and

WHEREAS, the Council has reviewed the additions to Title 14 Chapter 59 of the Millcreek Code of Ordinances with respect to Millcreek Common and City Offices; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the residents of the City to add Title 14 Chapter 59 of the Millcreek Code of Ordinances with respect to Millcreek Common and City Offices.

NOW THEREFORE, BE IT ORDAINED by the Council that Title 14 Chapter 59 of the Millcreek Code of Ordinances be added as follows:

Chapter 14.59 USE/RENTAL OF MILLCREEK COMMON AND CITY OFFICES

14.59.010 Purpose

14.59.020 Definitions

14.59.030 Unlawful To Use Without A Rental Agreement; Exceptions

14.59.040 Rental Authorized

14.59.050 Rental Contracts

14.59.060 Rental Fees

14.59.010 Purpose

The purpose of this chapter is to establish requirements for the use and rental of Millcreek Common and City Offices.

14.59.020 Definitions

For the purpose of this Chapter, the following words shall have the following meaning:

City Offices means the City Offices located at 1330 East Chambers Avenue and all rooms and spaces located therein. The City Offices include Adventure Hub located at 1354 Chambers Avenue (including the second-floor conference room, lobby, sundeck, and alpenglobes), The Grandview at Millcreek Common (including the Multi-purpose Room, Community Room, green room, kitchen, and balcony), the Emergency Operations Center, the Public Market Ground Floor, and the Community Forum.

Millcreek Common means the specific geographic area identified on the City’s official maps or adopted plans, intended to serve as a central civic and community gathering area. The Millcreek Common includes the skating rink and loop, climbing wall, splash pad, Adventure Hub, and plaza.

14.59.030 Unlawful to Operate without a Rental Agreement; Exceptions

It is unlawful for any person to conduct an activity at or on Millcreek Common or City Offices without a rental agreement.

The following are exempt from Rental Agreements:

- a) First Amendment activities if it is not reasonably possible to obtain a permit before a First Amendment Event.
- b) Any meeting or event that is subject to the Utah Open and Public Meetings Act.
- c) Activities lawfully conducted by a governmental agency within the scope of its authority, or events hosted or performed by a school, college, or university, or church held on Millcreek Common or City Offices by that entity for the benefit of the entity.

14.59.040 Rental Authorized

The City Manager, Assistant City Manager, City Events Director or City Events Manager is hereby authorized to contract for the rental of the Millcreek Common and City Offices as provided herein.

14.59.050 Rental Contract

The City Attorney is hereby authorized to prepare a form contract for the rental of Millcreek Common and City Offices, including rules promulgated for their use.

14.59.060 Rental Fees

Rental fees charged for the various uses of the Millcreek Common and City Offices shall be as set forth in the consolidated fee schedule.

This Ordinance assigned no. 2026 shall take immediate effect as soon as it is published or posted as required by law and deposited and recorded in the office of the City’s recorder.

PASSED AND APPROVED this ___ day of _____ 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO.

**AN ORDINANCE AMENDING AND RESTATING TITLE 14, CHAPTER 58 OF THE
MILLCREEK CODE OF ORDINANCES WITH RESPECT TO SPECIAL EVENTS**

WHEREAS, the Millcreek Council (“Council”) met in regular session on _____, 2026, to consider, among other things, amending and restating Title 14 Chapter 58 of the Millcreek Code of Ordinances with respect to Special Events; and

WHEREAS, the Council has reviewed changes to Title 14 Chapter 58 of the Millcreek Code of Ordinances with respect to special events; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the residents of the City to amend and restate Title 14 Chapter 58 of the Millcreek Code of Ordinances with respect to Special Events.

NOW THEREFORE, BE IT ORDAINED by the Council that Title 14 Chapter 58 of the Millcreek Code of Ordinances with respect to Special Events be amended and restated as follows:

Chapter 14.58 SPECIAL EVENTS

14.58.010 Purpose

14.58.020 Application of Provisions

14.58.030 Definitions

14.58.040 Unlawful To Operate Without A Permit; Exceptions

14.58.050 Special Event Permit Application Procedure

14.58.060 Standards For Permit Approval

14.58.070 Insurance Requirements

14.58.080 Permit Application Supplemental Documents

14.58.090 Conflicting Permit Applications

14.58.095 Special Permit for Beer and/or Wine at Canyon Rim Park

14.58.110 Fees To Be Assessed; Exceptions

14.58.120 Criminal Penalty

14.58.010 Purpose

The purpose of this chapter is to establish permit requirements for Special Events. The permit requirements and other regulations in this Chapter are designed to balance the public's First Amendment right to exercise free speech on City Property/Road with the public's right to safely and conveniently use City Property/Road.

14.58.020 Application of Provisions

This chapter imposes regulatory requirements on certain activities held on City Property/Road that are defined as "Special Events." The requirements imposed by this Chapter do not alter, supersede, or nullify any requirements contained in other statutes, ordinances, or regulations that may also regulate these same activities. These requirements shall be applied in a content-neutral manner and without discrimination based on race, national origin, color, religion, sex, sexual orientation, pregnancy, childbirth, or pregnancy-related conditions, age, disability, gender identity or expression, genetic information, veteran status, or any other classification or status protected by law.

14.58.030 Definitions

For the purpose of this Chapter, the following words shall have the following meaning:

Applicant means the person or group of people who are the organizer(s) and with whom the responsibility for conducting the event lies. The Applicant signs the Special Event Application and all other relevant documents for the event. If the Applicant is a corporation, organization, business, or any other entity, which is not a natural person, then the co-applicant or responsible party must be a natural person or persons.

Block/Street parties mean a community social gathering held on a public street or within a defined neighborhood block, typically organized by residents or a local group. These events usually involve temporarily closing the street to vehicle traffic, but do not block an intersection to accommodate food, music, games, performances, and other recreational activities.

City Property/Road means, for the purpose of this chapter, property or facility owned wholly or in part by the City and includes, but is not limited to, city streets, rights of way, sidewalks, trails, Canyon Rim Park, Sunnyvale Park, Fortuna Park, and Mountair Linear Park, but specifically excludes Millcreek Common and City Offices.

Conditions of Approval means conditions imposed on a permit because of the unique characteristics or reasonably anticipated detrimental effects of the proposed Special Event on Millcreek, surrounding neighbors, or adjacent properties, that require additional consideration subject to objective standards. The additional consideration allows the City Event Manager or designee to impose reasonable conditions to mitigate reasonably anticipated detrimental effects.

Disruptive technology refers to an innovation that displaces an established technology, creating a new market and value network that eventually disrupts the existing one, displacing established market-leading firms, products, and alliances.

Fee(s) means charges assessed by the City for permitting, staffing, equipment use/rental, property use/rental, setup, cleanup, inspections, public employees, or public equipment related to a Special Event, as established as part of the event permitting process according to the consolidated fee schedule.

First Amendment Event means an activity conducted for the purpose of persons expressing their political, social, religious, or other views protected by the First Amendment to the United States Constitution and Article 1, Section 15 of the Utah Constitution, including but not limited to speechmaking, picketing, protesting, marching, demonstrating, or debating public issues City Property/Road or a spontaneous event that is occasioned by news or affairs coming into public knowledge less than forty-eight hours before the event that is conducted on City Property/Road. 'First Amendment Events shall not include solicitations or events, which primarily propose is a

commercial transaction, rallies, races, parades, or events conducted with motor vehicles or bicycles, or footraces.

Non-material Supplemental Information means a change that is not material and includes changes in talent information, vendors or sponsors, specifics of City Property/Road site plans, etc.

Permittee means the Applicant, who becomes the "Permittee" when the Special Event Permit is approved and signed by the City Event Manager or designee upon meeting all the criteria in this Chapter. As the permit holder, the Permittee becomes the sole proprietor of the event and assumes responsibility for all licenses and permits, Fee assessments, and insurance liabilities associated with the permitted event.

Special Event Application means an application using a City-approved form for a Special Event.

Venue means the location or locations upon which a Special Event is held, which shall include the ingress and egress route, the layout of temporary structures, and the amenities as approved in the conditions of the Special Event Permit.

Filming Event means filming for a media broadcast, filming for a motion picture, video, still photograph, television broadcast, or any other form of visual recording, including use of drones, set up, and pre-production activities associated therewith, but does not include newscasts, press conferences, livestreaming, internet webcasts, podcasts, social media broadcasts, or visual recording for personal purposes.

Special Event and means:

1. A Filming Event, sporting, cultural, entertainment, or other type of unique activity, whether held for profit, non-profit, or charitable purposes, occurring for a limited or fixed duration that impacts the City by involving the use of, or having impact on, City Property/Road, or requiring City licensing or services beyond the scope of regular business, liquor regulations, or is an outdoor or temporary event that does not usually occur with the permitted Venue use as defined by this Code; or creates public impacts through any of the following:
 - a) Interruption of the safe and efficient flow of transportation in the City, including streets or public rights of way, which may include full, partial, or temporary closures or impacts on streets or sidewalks necessary for the safe and efficient flow of transportation and pedestrian movement in the City;
 - b) Use of City Property/Road; or
 - c) Results in a need for public safety staffing beyond their normal scope of operations.

2. Special Event Types: The City Events Manager determines Special Event Types based on the degree of City impacts: anticipated attendance related to the type of Venue use, whether private, transportation, and public safety impacts are involved. All Special Events shall be defined by the following categories: Type One Event, Type Two Event, Type Three Event, Type Four Event, or First Amendment Event.

1. Type One:

- a) Attendance at any one time is estimated at no more than 300 people, occurs on one day, and is not an event series.
- b) Has a minor impact on the surrounding areas and can be held within the existing Venue.
- c) Has minor transportation needs, including minimal temporary elimination of current parking spaces and no rolling road closures, and does not require increased transit; and
- d) Does not require public safety staffing beyond normal operations.

2. Type Two:

- a) Attendance at any one time is estimated to exceed 300 people but not exceed 500 people, and the event is one-day, or an event series, which has multiple days in a consecutive or non-consecutive occurrence; and
- b) Has a minor impact on the surrounding areas and can be held within the existing Venue; and
- c) Has minor transportation needs, including minimal temporary elimination of current parking spaces, but requires a temporary transportation mitigation plan, temporary, rolling or short-term road closures, and does not require increased transit; and
- d) Does not require public safety staffing beyond normal operations.

3. Type Three:

- a) Attendance at any one time is estimated to exceed 500 people but not exceed 3,000 people, and the event is a one-day or an event series, which has multiple days in a consecutive or non-consecutive occurrence; and
- b) Requires additional dates for production set-up and tear-down; and
- c) Has a moderate impact on the surrounding areas and can be held within the existing Venue; and
- d) Has moderate transportation needs, including temporary elimination of parking spaces, requires a transportation mitigation plan, may require an offsite parking plan, temporary, rolling, or short-term road closures, and a minor increase in UTA Services; and
- e) It may require limited public safety staffing beyond normal operations.

4. Type Four:

- a) Attendance throughout the event is estimated to exceed 5,000 people, and the event may be a non-consecutive event series or may have multiple days in consecutive occurrence.
- b) Has a moderate to major impact on surrounding areas and/or cannot be held within the existing Venue; and
- c) Has moderate to major transportation needs including temporary elimination of parking spaces, requires a transportation mitigation plan, requires offsite parking plan, temporary, rolling or long-term road closures, and minor to moderate residential transportation mitigation and minor, to moderate, increase in service from UTA Services and may be required to provide additional transit services from a vendor outside of the City's existing transit; and
- d) It requires public safety staffing beyond normal operations, including moderate-to-major support at the venue and minor-to-moderate traffic control. Public safety services may also be required from outside the City's jurisdiction.

5. First Amendment Event.

Special Event Permit means a special event permit granted by the City for a Special Event.

14.58.040 Unlawful To Operate Without A Permit; Exceptions

It is unlawful for any person to conduct a Special Event on City Property/Road without first applying for and obtaining a Special Event Permit for an event at the indicated Venue and obtaining all applicable approvals, permits, or licenses from the relevant city, county, state, or other governmental agencies.

- 1. All licenses issued pursuant to this Chapter are non-transferable and expire and become void upon the completion of the Special Event.
- 2. The following are exempt from Special Event Permits:
 - a) Funeral processions by a licensed mortuary;
 - b) First Amendment activities if it is not reasonably possible to obtain a permit before a First Amendment Event.
 - c) Any meeting or event that is subject to the Utah Open and Public Meetings Act.
 - d) Activities lawfully conducted by a governmental agency within the scope of its authority, or events hosted or performed by a school, college, university, or

church held on City Property/Road used or leased by that entity for the benefit of the entity.

- e) Private events are not open to the general public and are subject to a rental agreement, as provided in 14.59.

14.58.050 Special Event Permit Application Procedure

1. **Pre-Application Review.** All Special Event Applicants must complete and submit to the City a Special Event Pre-Application Form and receive preliminary authorization from the City Events Manager or designee to move forward with the proposed event. A Pre-Application is not required for a Special Event that involves a Filming Event.
2. **Application Submittal.** After submitting for a Pre-Application Review and receiving preliminary authorization to proceed, or if the proposed event is exempt from a preliminary Special Event authorization, the Special Event Applicant shall submit a completed Application Form to the City. Applications must be completed by the Application deadline and accompanied by documentation demonstrating sufficient interest and meeting the additional requirements outlined below. The City Events Manager or designee shall review the Application for compliance with 14.58.060. Incomplete Applications will be returned to the Applicant and will not be reviewed until completed and resubmitted.
3. **Complete Application.** An Application shall not be considered complete until the following items have been provided:
 1. The Special Event Application Form has been completed, executed, and delivered to the City.
 2. For Filming Events, the number of dates of filming, the number of locations to be used, and a report regarding discussions with property owners or occupants in the affected Venue. The Applicant shall provide a short written description and schedule of the proposed filming to the owners of property within 100 feet of the proposed filming location. The Applicant shall communicate with the owners of all such impacted properties and, as part of the Application, submit a report noting each owner's reaction, along with the names, addresses, and phone numbers of all such property owners.
 3. Proof of insurance coverage has been delivered to the City.
 4. Written permission from property owners who front the road or regularly use the road that will be closed as a result of the Special Event, which includes the property owner's name, address, phone number, and signature.
 5. The Application Fee has been paid.
4. **Pre-Applications and Application Submission Deadlines.** Special Event Application may be submitted no earlier than 18 months before the proposed marketing date of the event. All Applications must be submitted no later than the deadlines described below:
 - a) Type One and Type Two events must submit a Pre-Application Form at least 15 business days before the scheduled start of their

event unless otherwise approved by the City Events Manager or designee. The Type One and Type Two Special Events must submit an application at least 10 calendar days before the scheduled start of the event.

- b) Type Three events must submit a Pre-Application Form no less than 35 business days before the scheduled start of their event unless otherwise approved by the City Events Manager or designee. The Type Three Special Events must submit an application at least 30 calendar days before the scheduled start of the event.
 - c) Type Four Event must submit a Pre-Application Form no earlier than 18 months before the event's proposed marketing date and no later than seven months before the scheduled start of their event. Non-material Supplemental Information must be submitted at least 45 days before the event unless otherwise approved by the City Events Manager or designee. The Type Four Special Events must submit an application at least six months before the scheduled start of the event.
 - d) First Amendment activities, if it is reasonably possible to obtain a permit before a First Amendment Event, must submit Pre-Applications no less than 35 days prior to the start of the event unless it is a spontaneous event or otherwise approved by the Events Manager or designee. The First Amendment activities, if it is reasonably possible to obtain a permit must submit an application at least 30 calendar days before the scheduled start of the event
5. Decision. The City Events Manager or Designee shall, with input as deemed appropriate, approve, approve with conditions, or deny the Application. The decision shall be recorded with written findings of fact, conclusions of law, and conditions of event approval.
6. Appeals. Any adversely affected party may appeal the City Events Manager or Designee's decision to the City Manager. An appeal must be filed in writing within seven calendar days of the date of the issuance of a decision from the City Events Manager or Designee.

14.58.060 Standards For Permit Approval

Applications for Special Events shall be reviewed for compliance with the standards provided. The City Events Manager or designee may deny whenever any of the conditions enumerated in this Section cannot be eliminated or sufficiently mitigated by **Conditions of Approval**.

- A. A Special Event is not in accordance with the goals outlined in the Millcreek General Plan, known as Millcreek Together.
- B. The Proposed Venue unreasonably restricts public access or use of the public space.

- C. The conduct of the Special Event substantially interrupts or prevents safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the Venue.
- D. The conduct of the Special Event requires diverting several additional police, fire, or other essential public employees from their regular duties, which may prevent the provision of reasonable police, fire, or other public services for the remainder of the City. The concentration of persons, vehicles, or animals unduly interferes with the movement of police, fire, and ambulances, as well as other emergency vehicles, on the streets, as well as with the provision of other public health and safety services.
- E. The Special Event substantially interferes with any other Special Event for which a permit has already been granted or interferes with City services in support of other governmental functions.
- F. A Special Event is too similar to other events scheduled on the City's Special Event Calendar and does not offer uniqueness by providing a distinct, meaningful, and non-duplicative programming experience for its target audience.
- G. Where, according to Event Type, the Applicant fails to provide the following plan:
 - 1. Sufficient number of traffic controllers, signs, or other City-required barriers or traffic devices;
 - 2. Monitor for crowd control and safety;
 - 3. Safety, health, or sanitation equipment and services or facilities reasonably necessary to ensure that the Special Event will be conducted without creating unreasonable negative impacts to the area and with due regard for safety and the environment;
 - 4. Adequate transportation, off-site parking, and traffic circulation in the vicinity of the Special Event ;
 - 5. Required insurance, per the Event Type;
 - 6. Any other services or facilities necessary to ensure compliance with City ordinance(s).
 - 7. Supplemental information as required by the Special Events Manager or designee, including a transportation, parking and traffic control plan, weather/emergency plan, waste and recycling plan, staff and volunteer plan, community impact outreach and notification plan, vendor or concession plan, sponsor and marketing plan, noise exemption request, or site map(s) as set forth in 14.58.080.
 - 8. Proof that the Applicant has obtained any applicable city, county, state, or other governmental agency approvals, permits, or licenses.
- H. The Special Event creates an imminent possibility of violent or disorderly conduct that is likely to endanger public safety or cause significant property damage.
- I. The Special Event proposes to partner with Disruptive Technology, but due to the nature of the technology, it has not mitigated potential impacts on businesses or the community.

- J. The Applicant demonstrates the inability or unwillingness to conduct the Special Event pursuant to the terms and conditions of this Chapter or has failed to conduct a previously authorized Special Event in accordance with the law or the terms of a permit, or both.
- K. The Applicant has not paid city services or, if applicable, state sales taxes in previous years.
- L. The Applicant has not obtained approval from any other public agencies within whose jurisdiction or portion thereof the Special Event will occur, nor has the Applicant obtained approval from the property owner in which the Special Event will occur.
- M. When reviewing any Application for a permit for a First Amendment Event, the City Events Manager or their designee may impose reasonable time, place, and manner restrictions on the Event. No such limitation shall be based on the content of the beliefs expressed or anticipated to be expressed during the First Amendment Event or on factors such as the identity or appearance of persons expected to participate in the assembly.

14.58.070 Insurance Requirements

For Special Events that attendance at any one time is estimated to exceed 300 people shall be required to provide liability insurance with a certificate of insurance listing the City as additional insured, on an occurrence basis issued by an insurance company authorized to do business in the state, showing comprehensive general liability and property damage coverage for the event with minimum limits of: One million dollars for injury or death for one person in any one occurrence; two million dollars for injury or death for two or more persons in any one occurrence; and one million dollars for property damage in any one occurrence.

The following special events shall be exempt from the insurance requirements set forth in this section:

Type I Events;

Block/Street parties;

Political events;

Parade of less than one mile in length;

School events located on, or directly adjacent to, school property; and

Events sponsored in whole by the city or county when providing services for the City.

14.58.080 Permit Application Supplemental Documents

The Applicant is responsible for providing the following supplemental documentation to accompany the Special Event Application.

- A. For a Special Event that anticipates a road closure, the Applicant must provide the following:
1. All traffic and transportation control is the responsibility of the Applicant. A traffic and transportation control plan shall be provided to and approved by the City Events Manager or designee upon recommendation by the Public Works Department. Plans are determined in collaboration with the City Events Manager and shall include determinations regarding transit impacts and traffic control, including pedestrian, bicycle, motorized, and other modes of transport required for the event.
 2. Road closures will necessitate implementing appropriate traffic control measures. Proper traffic control may include uniformed state, county, or local police officers, or a private company, identified event staff, or physical devices, as determined by the City Events Manager or designee;
 3. The City Events Manager or designee may require an alternate route, or alternative time, if the proposed event occurs when traffic volumes are high, active road construction is present, an alternative event is already occupying the road, a safer route to accommodate the event, or the event poses a significant inconvenience to the traveling public.
 4. The Applicant shall restore the road, trail segment, or impacted area to its original condition, free of litter and other event materials.
 5. To temporarily close a residential street for a Special Event, the Applicant must obtain written permission from impacted residents, with a document provided to and approved by the City Events Manager or their designee, upon recommendation by the Public Works Department, before the Special Event date.
- B. For Type Three and Four Special Events, the Applicant must provide the following Contingency Event Plan Requirements:
1. Contingency or emergency plans, including security incidents, natural disasters, and emergency medical services;
 2. Operations plan and timeline, including setup and breakdown of the event at its Venue;
 - ~~3.~~ Risk assessment and contingency plan for weather conditions;
 4. Plans to ensure that participants obey the conditions of the Special Event Permit and all other generally applicable traffic laws, lights, and signs;
 5. The City Events Manager or their designee may require the Applicant to provide outreach and communication to residents, participants, bystanders, or the public regarding all plans related to parking, road closures, noise, or other potential impacts. The amount and method of notice shall depend on the circumstances of the Special Event Permit.

For athletic or race events, the Applicant shall provide a detailed map showing the proposed site, the course map, and the event's ingress and egress. This map will also include locations of parking areas, signs and banners, water stations, power sources,

waste and recycling facilities, toilet facilities, temporary structures, and other relevant information. The Applicant is responsible for obtaining proper permission to locate these facilities on private or government property.

14.58.090 Conflicting Permit Applications

1. No more than one Special Event shall be approved for the same date(s) unless the City Events Manager or designee finds that events will not adversely impact one another and that concurrent scheduling of the event will not adversely impact public health, safety, and welfare. In making this determination, the City Events Manager or designee will apply the following criteria:
 1. Geographic separation of the events; and
 2. Proposed time and duration of events; and
 3. Anticipated attendance volumes; and
 4. Necessity for public personnel, equipment, and/or transportation services at the events; and
 5. Anticipated traffic and parking impacts.
2. In cases where an event double-booking conflict arises, the City Events Manager or designee will encourage any secondary or subsequent Applicant to review the feasibility of collocating with the original Applicant. If collocating proves impractical, the City Events Manager or designee will encourage any secondary or subsequent Applicant to offer a viable alternative strategy that meets all Applicants' needs while ensuring adequate public safety measures remain intact.
3. If no voluntary agreement is reached, then the City Events Manager or designee shall resolve the issue based on the following order of priorities:
 1. The event that provides the city with the greatest overall community and cultural value may be determined on an annual debrief of a recurring event.
 2. Events planned, organized, or presented by governmental entities or agents shall have priority over conflicting Applications if:
 1. The Application is timely filed and processed by the City; and
 2. The governmental Application is made in good faith and not with the effect or purpose of improperly chilling constitutional rights of conflicting Applicants.
4. If no voluntary agreement is reached, then the first-in-time Application (including consecutive, prior-year approval) shall be given priority. The conflicting Applicant shall be advised of other open dates on the City's events calendar.

14.58.095 Special Permit for Beer and/or Wine at Canyon Rim Park

The Mayor may authorize a Special Event lease portions of Canyon Rim Park and to serve beer and/or wine at Canyon Rim Park, provided:

1. Beer or wine is served by a Utah Department of Alcoholic Beverage Services licensed/certified, and trained server.
2. Sales or offers for the sale of beer and/or wine are prohibited at Canyon Rim Park.
3. Liquor, except beer and wine, may not be consumed at Canyon Rim Park.
4. The holder of the Special Event permit shall be considered the lessee of the Canyon Rim Park.
5. Local consent is to be received by the City.
6. Evidence that the holder of the Special Event permit carries dram shop insurance coverage of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate and carries public liability insurance in an amount and form satisfactory to the City.
7. Service of beer and/or wine complies with the Utah Department of Alcoholic Beverage Services rules and regulations.

14.58.110 Fees To Be Assessed; Exceptions

- A. Application Fee. Special Event application fees are assessed in accordance with the Consolidated Fee Schedule and are due and payable upon submission of the Special Event Application.
- B. Exceptions. Fees do not apply to the funeral processions by a licensed mortuary, Block/Street parties activities lawfully conducted by a governmental agency within the scope of its authority, and First Amendment activities if prohibited by law or if the Applicant demonstrates, by sufficient evidence, that the imposition of Fees would create a financial hardship on the Applicant or would have a detrimental effect on services provided to the public.

14.58.120 Criminal Penalty

Any person who willfully violates any provision of this Chapter shall be guilty of a Class B misdemeanor. Persons operating without obtaining a Special Event permit are subject to arrest, and the Special Event may be closed.

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

PASSED AND APPROVED this ___ day of _____ 2026.

MILLCREEK COUNCIL

By: _____

Jeff Silvestrini, Mayor

ATTEST:

Elyse Sullivan, City Recorder