Elected Officials & Exec Team Code of Conduct Training

"With great power comes great responsibility." – Uncle Ben, *Spiderman*

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ICMA Code of Ethics

The International City Managers Association Code of Ethics was adopted by the ICMA membership in 1924, and most recently amended by the membership in May 2025. The Guidelines for the Code were adopted by the ICMA Executive Board in 1972, and most recently revised in July 2025.

How does it harmonize with **Millcreek's Employee Handbook** & the **State of Utah's Municipal Officers' and Employees' Ethics Act**?

CELEBRATING OUR 10th ANNIVERSARY

ICMA | ethics

Tenet 1: We believe professional management is essential to effective, efficient, equitable, and democratic local government.

ICMA | ethics

Millcreek is governed by a five-member Council one of which is the Mayor. As authorized by City ordinance, a City Manager is hired by the City Council to manage all day-to-day operations of the City. The City Manager is the City's Chief Administrative Officer (CAO) and reports directly to the Mayor and City Council. All City employees report directly or indirectly to the City Manager. *–Handbook, Section 1*

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EST. 2016 MILLCREEK

ICMA | ethics

Tenet 2: Affirm the dignity and worth of local government services and maintain a deep sense of social responsibility as a trusted public servant.

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City employees shall conduct themselves in a way that will bring trust and respect to themselves and the City. *–Handbook 4-01-1*

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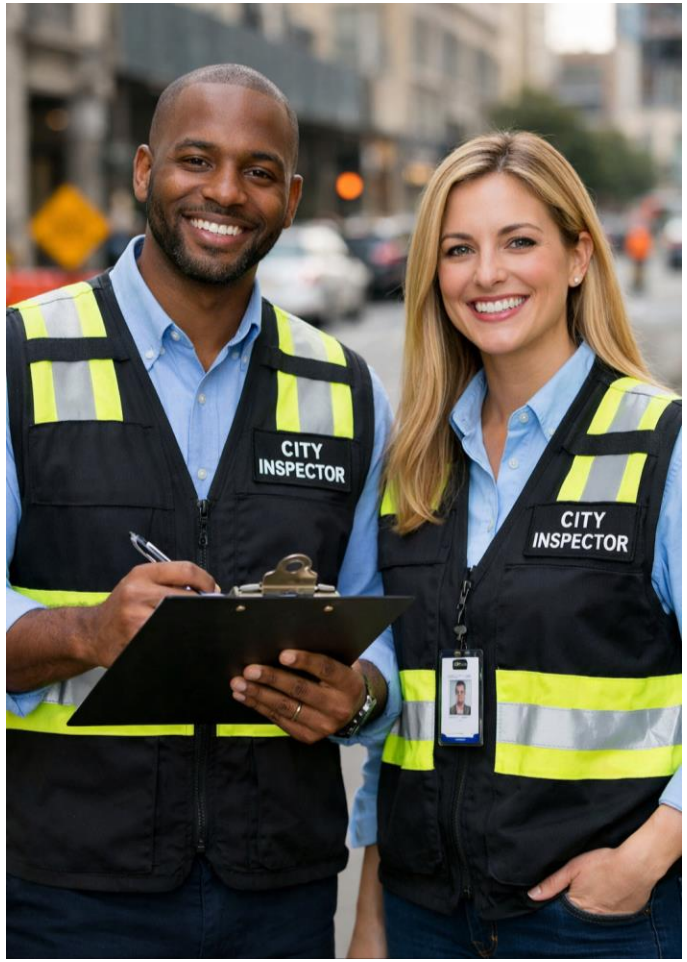

Appearance

- A high standard of personal hygiene.
- Neat and clean and have no offensive odors.
- Hair must be clean and groomed.
- Dress and appearance must be appropriate to their employment.
- Clean, neat clothing that is not torn or frayed.
- No revealing, immodest, or otherwise inappropriate attire
- No tattoos, brandings, or piercings that are deemed unsafe, or offensive content

–Handbook 4-01-8

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Tenet 3: Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

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Prohibited Conduct

- Unwelcome sexual advances
- Requests for sexual favors
- Sexual assault of any kind
- Other verbal or physical conduct of a sexual nature creating an intimidating, hostile, or offensive working environment.

–Handbook 4-02-2

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MILLCREEK

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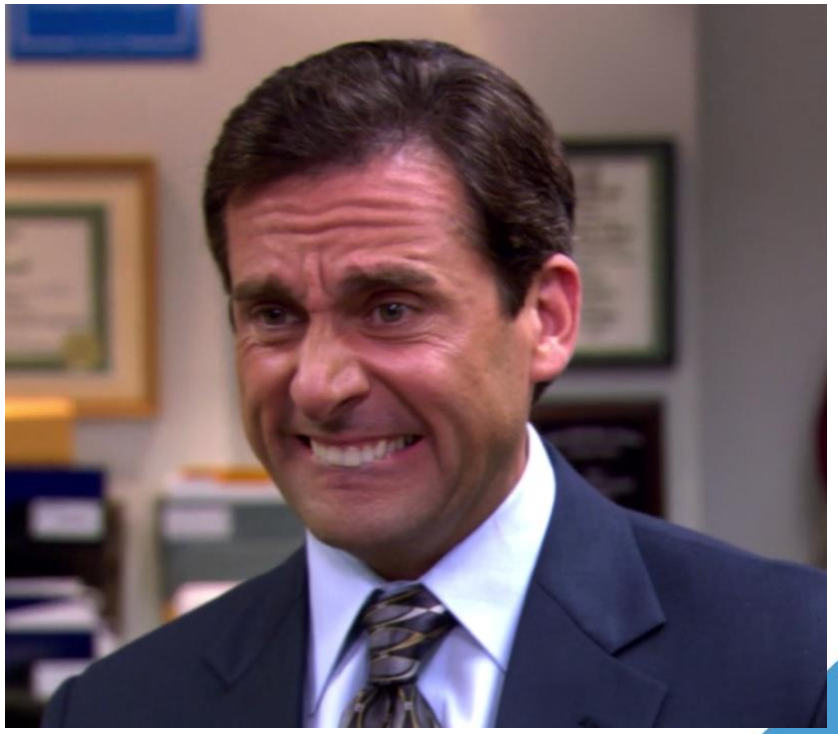
Other inappropriate conduct, such as:

- Derogatory comments, insults, suggestive remarks.
- Jokes involving sexual activity, or a person's race, national origin, color, religion, sex, sexual orientation, pregnancy, childbirth, age, disability, gender identity or expression, or veteran status.
- Display of photographs, drawings, cartoons, written material, objects, that would offend a reasonable person.
- Inappropriate physical contact, such as patting or pinching.



–Handbook 4-02-2

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Other inappropriate conduct, such as:

- Intentionally brushing against another person's body.
- Stating, implying, or joking that an individual's job performance is attributable to that person's race, national origin, color, religion, sex, sexual orientation, pregnancy, childbirth, age, disability, gender identity or expression, veteran status, or any other classification or status protected by law.
- Giving of unsolicited or inappropriate gifts of a personal and private nature.

–Handbook 4-02-2

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Tenet 4: Serve the best interests of all community members.

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Employees are expected to treat the public, visitors, and fellow employees with respect at all times.

–Handbook 4-01-1

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Reporting Fraud, Waste, and Abuse

- Gross mismanagement
- Abuse of authority
- Unethical conduct
- Undisclosed conflicts of interest
- Physical or emotional abuse
- Child molestation or sexual abuse
- Using City assets for personal benefit
- Timecard violations
- Wasteful or fraudulent purchases
- Theft
- Forgery
- Other irregularities

–Handbook 4-01-4

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Attendance

All employees shall meet attendance and punctuality requirements in accordance with department and supervisory guidelines.

–Handbook 4-01-7

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Tenet 5: Submit policy proposals to elected officials; provide them with facts, and technical and professional advice about policy options; and collaborate with them in setting goals for the community and organization.

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Be truthful, courteous, and respectful toward supervisors, subordinates, co-workers, residents, customers, and other persons or entities associated with or doing business with the City.

–Handbook 4-01-12

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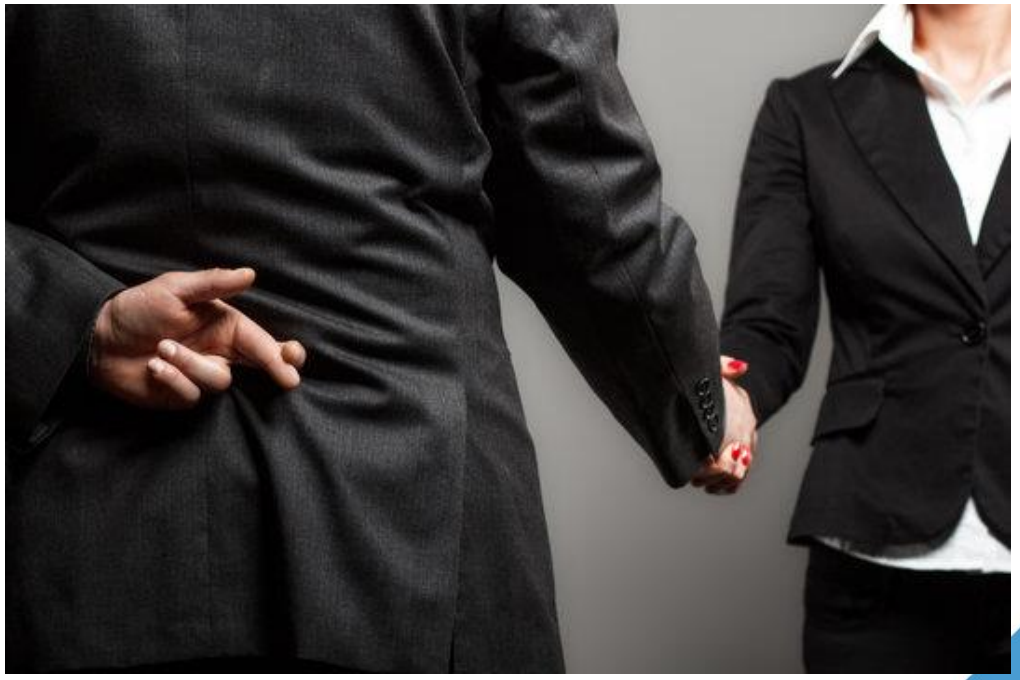
Misrepresentation prohibited (making false statements or knowingly allowing false statements or impressions to be accepted as valid in the employee's job-related duties).



–Handbook 4-06-2

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Tenet 6: Recognize that elected representatives are accountable to their community for the decisions they make; members are responsible for implementing those decisions.

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Millcreek Handbook Prohibits:

- Insubordination.
- Unwillingness and inability to work harmoniously with supervisor, the public, and/or other employees.

–Handbook 4-06-2

ICMA: "Staff shall faithfully implement policy decisions of the governing body."

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<u>Tenet 7:</u> Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

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Political Activity

Do not use City-owned property, work time, or position influence over other employees while engaging in any political activity.

–Handbook 4-01-17

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- Do not identify as City employees or use City titles when commenting on blogs/social media sites with personal opinions or views.
- Employees' personal social media sites are not forums for venting grievances, discipline matters, or personal complaints about supervisors, subordinates, coworkers, or the City.

–Handbook 4-01-12

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"Members share with their fellow citizens the right and responsibility to vote. However, in order not to impair their effectiveness on behalf of the local governments they serve, they **shall not participate in political activities to support the candidacy of individuals running for any city, county, special district, school, state or federal offices.**

Specifically, they shall not endorse candidates, make financial contributions, sign or circulate petitions, or participate in fund-raising activities for individuals seeking or holding elected office." --ICMA

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Tenet 8: Continually improve professional capabilities and those of others while fostering growth and development through ethical leadership and effective management practices.

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Employees are encouraged to obtain training through attendance at job-related seminars, conferences, classes, certification courses, etc.

–Handbook 3-03-7

Evaluate and enhance your professional skills and competencies annually through self-reflection and by proactively soliciting feedback. --ICMA

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Tenet 9: Keep the community informed on local government affairs. Encourage and facilitate active engagement and constructive communication between community members and all local government officials.

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The City shall promote transparency and public communication.

--ICMA

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Tenet 10: We believe professional management is essential to effective, efficient, equitable, and democratic local government.

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Professionalism

We must adhere to high standards of public service that emphasize professionalism and courtesy. We shall conduct ourselves in a way that will bring trust and respect to ourselves and the City. Treat the public, visitors, and fellow employees with respect at all times.

–Handbook 4-01-1

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Tenet 11: Manage all personnel matters with fairness and impartiality.

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Do not engage in name-calling, personal attacks, or other such demeaning behavior if the conduct would adversely affect your duties or workplace for the City.

–Handbook 4-01-12

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- 4-01-5 MAINTAIN CONFIDENTIALITY
- 4-03 ALCOHOL/DRUG-FREE WORKPLACE
- 4-04 TOBACCO-FREE WORKPLACE
- 4-05 VIOLENCE-FREE WORKPLACE

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Tenet 12: Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

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Gifts and Gratuities

No gifts that would influence a reasonable person to depart from the faithful discharge of their public duties. Except:

- an occasional non-cash gift having a value of less than $50;
- an award publicly presented;
- any bona fide loan made in the ordinary course of business; or
- any political campaign contributions if the contribution is used in a political campaign.

–Handbook 4-01-6

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Personal Use of City Property

Do not use City-owned property or work time to support outside interests and activities except for incidental or de minimus use.

–Handbook 4-01-9, 16

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Conflict of Interest (Utah Municipal Officers' and Employees' Ethics Act)

- Use of Office for Personal Benefit
- Compensation for Assistance in Transaction Involving Municipality
- Interest in Business Entity Regulated by Municipality
- Interest in Business Entity Doing Business with the City
- Investments Creating Conflict of Interest
- Officer/Employee Conflict-of-Interest Disclosure Statement

–Handbook 4-01-2

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Elected Officials & Exec Team Code of Conduct Training

"With great power comes great responsibility." – Uncle Ben, *Spiderman*

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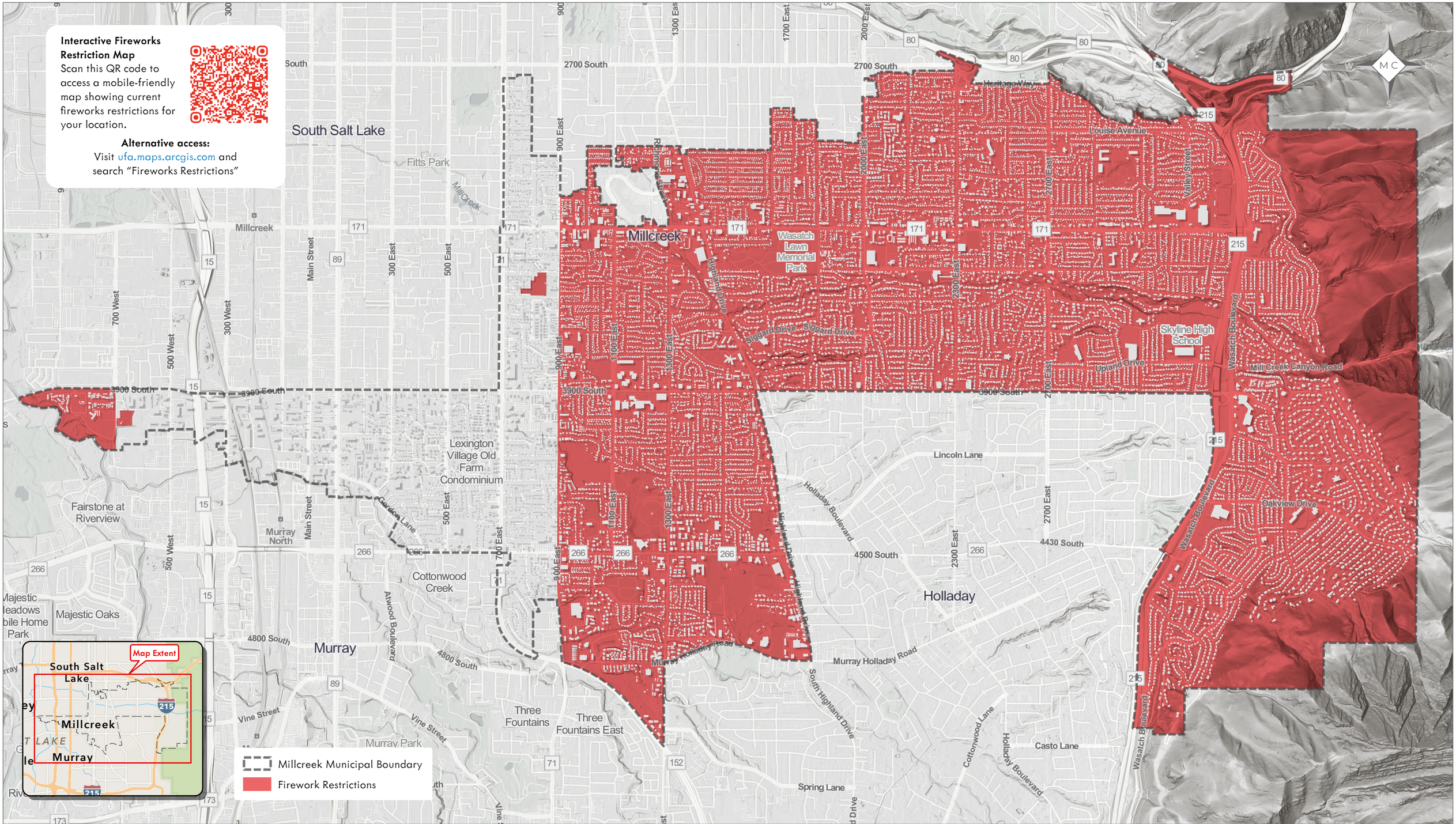
Interactive Fireworks Restriction Map
Scan this QR code to access a mobile-friendly map showing current fireworks restrictions for your location.

Alternative access:
Visit ufa.maps.arcgis.com and search "Fireworks Restrictions"



0 0.25 0.5 0.75 1 Miles

Author: Millcreek GIS - Brian Busch, GISP

Spatial Reference: NAD 1983 StatePlane Utah Central FIPS 4302 Feet

AGOL Item: https://millcrk.maps.arcgis.com/home/item.html?id=2d9476c206fc4515ab4385573cff5b6e

Data Sources:
Millcreek; Salt Lake County; OpenStreetMap; Esri; UGRC; UFA; Open Basemap

2026 Firework Restrictions

Millcreek, UT

Date Saved:
Tuesday, April 14, 2026

This map is for informational purposes only. While it reflects current fireworks restriction areas, users should refer to the official ordinance and associated records for legally binding information. Millcreek City makes no warranty, expressed or implied, regarding the accuracy or completeness of the information shown. Boundaries, features, and other map elements are subject to change without notice.

Millcreek City Hall
1330 E Chambers Ave
Millcreek, UT 84106
(801)-214-2700
www.millcreekut.gov

$59 MILLION PROPOSED NEW PROJECTS

KNUDSEN NATURE PARK

Holladay

Playground, open lawn, pavilions, picnic tables, fishing pond, wildlife education center, amphitheater, water mill education center, entrance monument and signage, trails, trailhead with transit kiosk, water access, restroom, covered bridges, bicycle racks, parking, and restore 475 lineal feet of Big Cottonwood Creek.

PIONEER CROSSING PARK

West Valley City

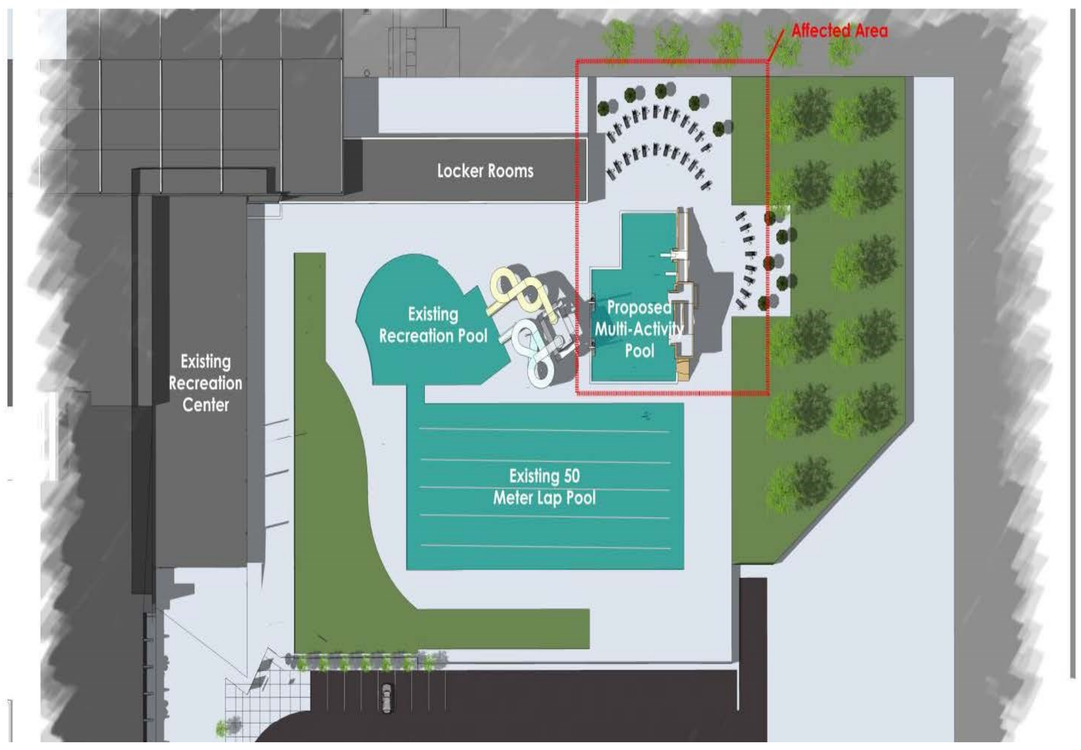
Natural open space, trails, boardwalks, picnic areas, historical education areas, natural amphitheater, restrooms, small group pavilion, urban camping area, and canoe launch.

Magna Regional Park Master Plan

MAGNA REGIONAL PARK

Magna Township

Multi-use sports fields, destination playground including water play, outdoor basketball court, tennis courts, paved perimeter trail, group picnic pavilions, restrooms, skate spots, open lawn areas, and neighborhood access points.



COTTONWOOD HEIGHTS RECREATION CENTER

Cottonwood Heights

Replace pool mechanical systems to save on energy costs. Replace existing filtration system with more efficient and environmentally friendly system. Replace deteriorating pool structure and walls with a long lasting PVC clad stainless steel material. Reconfigure the existing outdoor diving pool to include 500 additional square feet of water surface area. Replace diving tower and remodel locker rooms.

SALT LAKE COUNTY PARKS & RECREATION

slco.org/parks-recreation-bond

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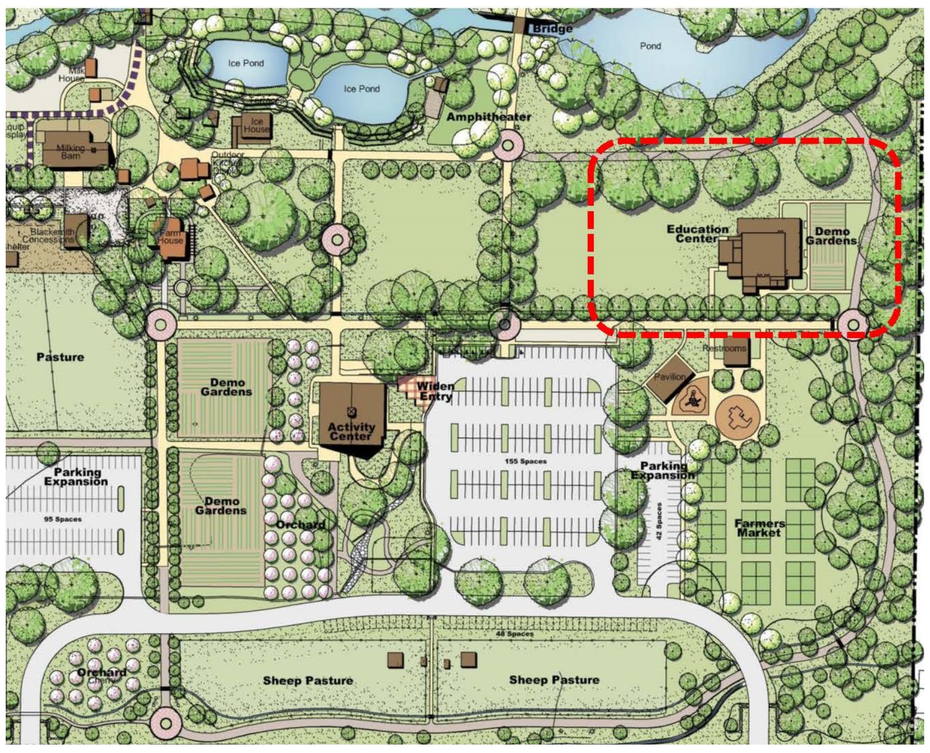
$59 MILLION PROPOSED NEW PROJECTS



WHEELER FARM OUTDOOR EDUCATION CENTER

Murray

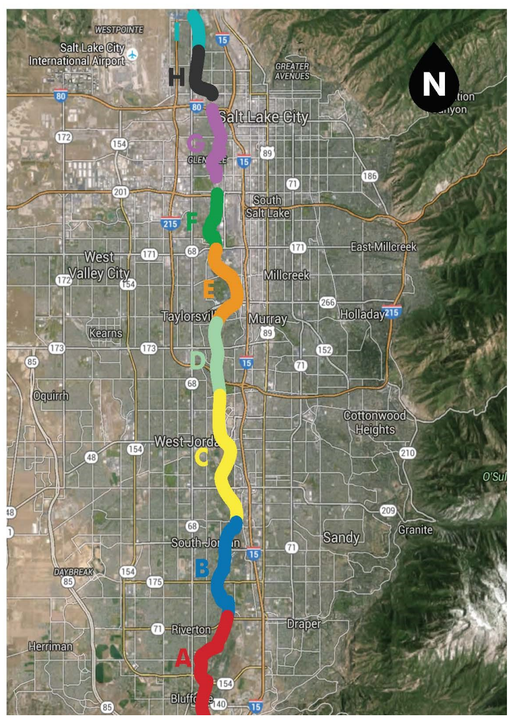
150 person classroom, green house, demonstration kitchen, offices, storage, and restrooms. Located on the Wheeler Historic Farm property, will be a year round learning center, staffed and operated jointly by Salt Lake County and Utah State University Extensions. Hands-on learning experiences will include horticulture, agriculture, livestock, watershed science, urban forestry, and volunteer opportunities to encourage community involvement.

WELBY REGIONAL PARK

South Jordan

Phase one park development primarily on 10200 South and encompassing approximately 47 acres. To include four or five lighted multi-purpose sports fields for soccer, lacrosse, rugby, field hockey, and football. Destination playground, restrooms, group picnic shelters, and walking paths.

Jordan River Water Trail Segments



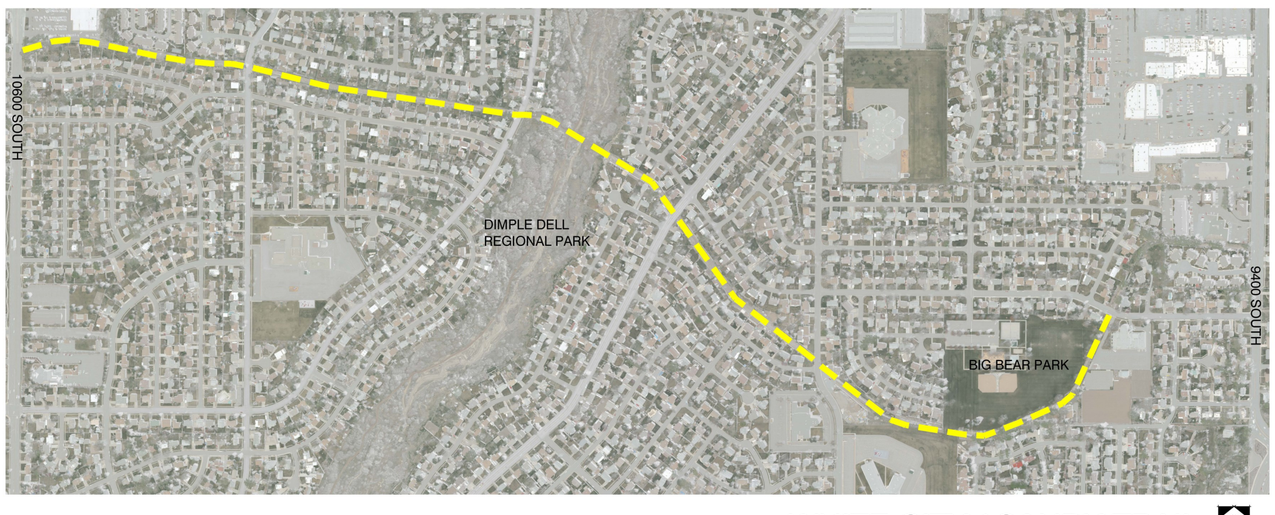
Example of effective boater access point and simple gravel ramp

Example of group trip needs

JORDAN RIVER WATER TRAIL

Salt Lake County

A series of formal boat access points at strategic locations throughout Salt Lake County's section of the Jordan River, beginning the implementation of the Jordan River Water Trail. This will work to improve the current conditions along the river for recreational boaters, legitimize the user-created access points, and create new access points that are safer and more functional for paddlers.



WHITE CITY / SANDY TRAIL

WHITE CITY / SANDY TRAIL

White City Township

A paved pedestrian and bike trail along an abandoned canal in White City beginning at 9400 South and running south to Dimple Dell Regional Park, where it will connect to the Sandy Canal Trail and other regional trails including: Dimple Dell, Jordan River, and Porter Rockwell Trails.

SALT LAKE COUNTY PARKS & RECREATION

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$59 MILLION PROPOSED NEW PROJECTS

DRAPER CITY RECREATION CENTER

Draper City

A 35,910 square foot recreation center providing a competition lap pool with spectator seating, leisure pool with water slide and play amenities, a party room, child care, two dance / multi-use rooms, fitness area, trails, open space, picnic pavilion, expanded parking, restrooms, playground, and space for a future gymnasium.

MULTI-USE OUTDOOR SPORTS COURTS

Salt Lake City

Two outdoor multi-use sports courts with lights and a storage facility for bikes and equipment. Each court, made of smooth, high quality asphalt or concrete will be between 155 ft. x 80 ft. and 120 ft. x 60 ft. with 4 foot high solid boards.

OAK HILLS TENNIS CENTER

Salt Lake City

Located along the 5th hole of Salt Lake City's Bonneville Golf Course. Renovate existing tennis facility clubhouse building owned by Salt Lake City and operated by a private concessionaire. Clubhouse will contain locker rooms as well as meeting, retail, and office space. Clubhouse to be fully ADA accessible.

SALT LAKE COUNTY PARKS & RECREATION

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$31 MILLION MAINTENANCE & IMPROVEMENT PROJECTS

Maintenance and improvement projects include repairing, updating, or replacing many amenities throughout Salt Lake County including:

Dimple Dell Regional Park—North Rim Trail, Phase 1

Equestrian Park— maintenance and improvement projects

Mick Riley Golf Course—replace clubhouse, renovate irrigation

Mountain Trails—maintenance & improvements projects

Oquirrh Park—pavilion, playground, restroom, open lawn area

Salt Lake County Parks—complete final phase of central irrigation system

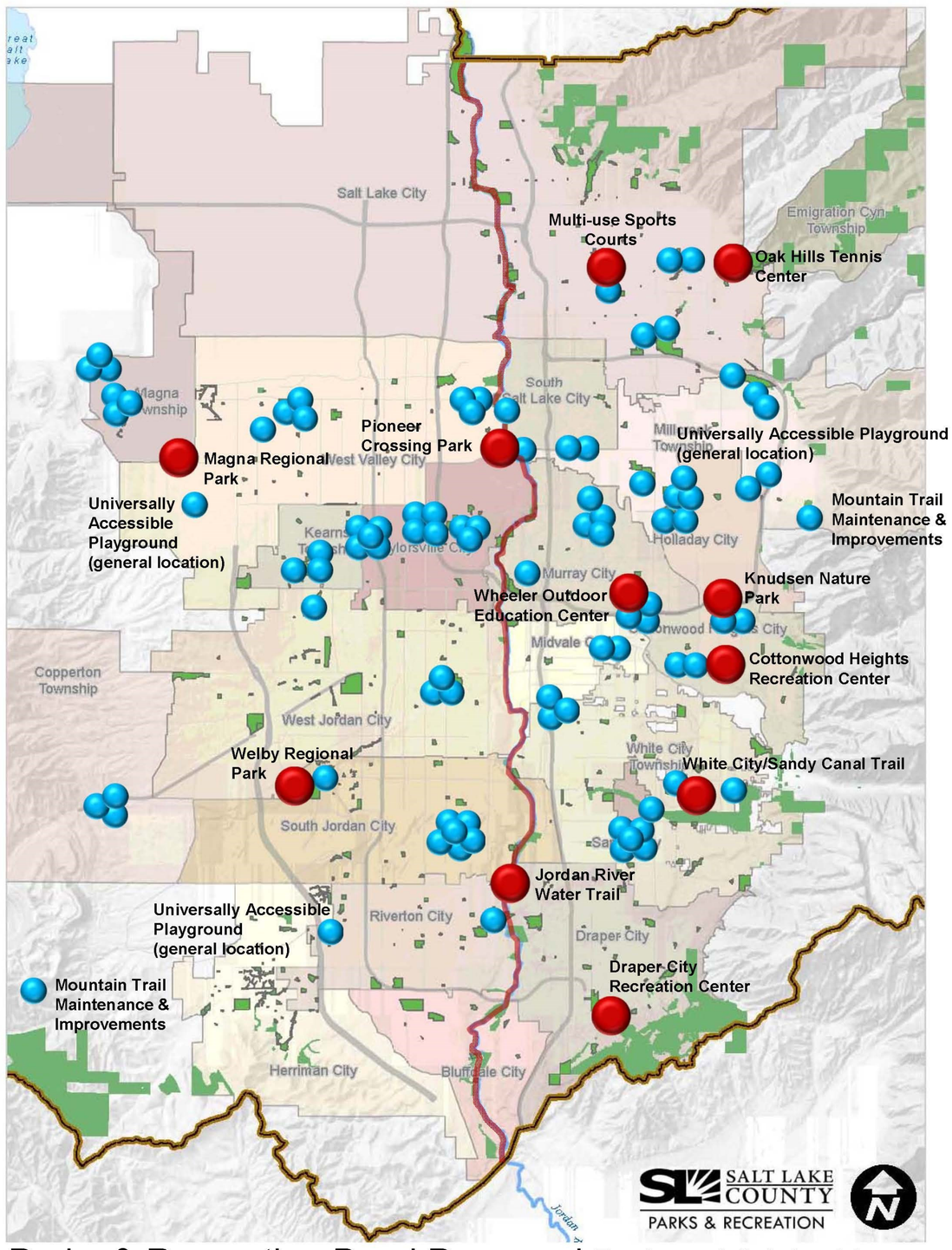
Southridge Park—irrigation renovation, replace tennis court, build pump track

Sugar House Park—dredge pond, replace playground

Universally Accessible Playgrounds—new playgrounds throughout county

Additional Maintenance & Improvement Projects throughout Salt Lake County Include:

Playground Equipment	Fencing	Flooring
Restrooms	Irrigation	Showers
HVAC Systems	Parking Lots	Lockers
ADA Accessibility	Electrical Work	Signage
Pavilions	Trailheads	Roofing



Parks & Recreation Bond Proposed Projects Vicinity Map

15 August 2016

$59 Million - Proposed Projects

$31 Million – Proposed Capital Maintenance & Improvement Projects

SALT LAKE COUNTY
PARKS & RECREATION

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PROCLAMATION
BUILDING SAFETY MONTH — MAY 2026

WHEREAS, Millcreek is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborer's, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes, and

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity, and

WHEREAS, "Built to Last" the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale, and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Cheri Jackson, Mayor of Millcreek, do hereby proclaim the month of May 2026 as Building Safety Month. Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

ADOPTED on this 27th day of April 2026 in Millcreek, Utah.

By: _____
Cheri Jackson, Mayor

Attest: _____
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-26-005

City Council Staff Report (1st Reading)

Meeting Date:	**4/27/2026**
mi	
Applicant:	**Mike Oborn**
Re:	**Rezone to City Center Overlay – Development Agreement zone (CCOZ-DA)**
Property Address:	**1265 E Villa Vista Ave**
Zone:	**C (Commercial)**
Prepared By:	**Carlos Estudillo, Planner**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

The applicant, Mike Oborn, has filed a CCOZ-DA rezone application, proposing to construct an owner-occupied, Affordable Housing Multi-family development, on a property located at approximately 1265 E Villa Vista Ave. The request is to rezone the Property from the Commercial Zone (C) and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement (CCOZ-DA) Zone, in conjunction with a development agreement, subjecting the Property to certain development terms and standards pursuant to Title 18.48. of the Millcreek Zoning Code.

The purpose of the City Center Overlay – Development Agreement (CCOZ-DA) Zone 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.

EXISTING CONDITIONS & FINDINGS:

- The Subject Property involves a compilation of parcels comprising approximately 0.32 acres (14,008 sf).

- **Zoning.** The Subject Property is currently within the C (Commercial Zone) and the CCOZ (City Center Overlay Zone). Properties within the vicinity surrounding the Subject Property are within the C (commercial zone) to the North, West, and East, and South.

- **Land Use Designation.** The Subject Property is within the "City Center" category in the General Plan, and is a part of the City Center Master Plan:

    - The "City Center" 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.

- **Surrounding Uses.** Properties surrounding the Subject Property consist of large-scale multi-family housing, and first-floor commercial stock. The envisioned uses for the City Center Overlay Zone.

- **Densities.** The City Center Overlay zone allows a building height range from 2 to 6 stories. The project offers twenty-three (23) units. For comparison, the building directly south (The Richmond) contains 330 units, whereas the nearby building to the East (Cottonwood Highland) contains 250 units.

- **Proposal.**

    - The applicant is proposing twenty-three (23) condominium units that will consist of one building accessed through Villa Vista Avenue (only).

        - Building One: Twenty-three (23) units. Two-bedroom units, over six floors.

    - The proposed building heights and lengths are as follows:

        - Building One: 64' feet in height. 62' feet in length.

    - Exterior materials of a durable and resilient nature such as brick, stone, architectural metal panel, composite materials, or other materials of similar quality, hardiness, and low maintenance characteristics are proposed in the design of the proposal. Nearly 86% of the materials found in the façade are brick.

    - As per MKZ 18.47.070, the developer would be required to provide a 20-foot stepback along the street-facing facade between the top of the first story and the top of the third and upper stories. In leu of this requirement, the applicant proposed the following public benefits:

        - Affordable Housing. A multiple-household dwelling or mixed-use building provides at least 20 percent of units as affordable housing at up to 80 percent of the County Area

Median Income. The project proposes a 100% affordable housing product.

- As per MKZ 18.47.070, for any building over 40 feet in height, A five-foot (5') stepback along a façade facing the rear property line is required between the top of the first story and the top of the third story and upper stories. In leu of this requirement, In leu of this requirement, the applicant proposed the following public benefits:

    - Affordable Housing. A multiple-household dwelling or mixed-use building provides at least 20 percent of units as affordable housing at up to 80 percent of the County Area Median Income. The project proposes a 100% affordable housing product.
    -

- As per MKZ 18.47.070, a 10-foot stepback along a façade facing a side property line is required between the top of the first story and the top of the third story and upper stories. In leu of this requirement, the applicant proposed the following public benefits:

    - Affordable Housing. A multiple-household dwelling or mixed-use building provides at least 20 percent of units as affordable housing at up to 80 percent of the County Area Median Income. The project proposes a 100% affordable housing product.

- For street-facing building facades, exterior building materials used shall consist of a minimum of 75 percent brick or stone excluding windows. Nearly 86% of the materials found on the street-facing façade are brick.

- Windows shall constitute at least 50 percent of first story street-facing facades, and windows shall be at least 50 percent transparent. The project proposes 51.6% of windows on the first story street-facing façade, and an overall 25.7% of the total street facing façade.

- Proposal currently meets the requirement of allocating, at least, 30% of the overall lot size as open space by providing **4970 sf** of amenities, well over the standard 30% (4,203 sf) or the affordable housing standard of 20% (2,802 sf). The amenities are the following:

    - Common deck: 1,758 sf
    - Clubroom: 1,153 sf
    - Fitness Room: 981 sf
    - Hot tub: 100 sf
    - Tenant storage: 978 sf

- Parking is subject to MKZ 18.63 (Parking and Mobility Standards) and MKZ 18.78 (Affordable housing incentives). The latter allows for a reduction in the minimum parking requirements, if an affordable housing product is proposed. The affordable housing parking ratio is 1 space per nit with two or more bedrooms, as well as 0.25 space per unit for visitor parking.

    - The Project shall have at least 23 parking stalls, which shall be contained within the garage, located in the first floor of the proposed building.

    - Additionally, as per the prescribed cross section for **neighborhood streets**, depicted in Figure 18.47.7 and in Table 18.47-8 within MKZ **18.47.060** (CCOZ Design

Standards), the project will include two (2) on street parking stalls, which will be dedicated to the City as part of the Right-of-way, and will function as guest parking.

- Millcreek requires a total of (6) guest parking spaces [23 (units) x 0.25 (spaces per unit for visitor parking) = 5.75 stalls, rounded to six. While two (2) of these stalls will be located within the forementioned street stalls, which may be used as shared parking serving Villa Vista Ave, the four (4) remaining parking stalls will be located offsite.

    - As per **18.63.020 (Vehicle Parking Requirements)**,
      "*If offsite parking is available either on public property or on property provided by deed, lease, or easement by a public entity or private landowner for offsite parking, which parking is within 300 feet as measured from the closest property lines of a particular land use, credits may be given toward the parking requirement for said land use.*"
      The applicant is offering to serve the remaining four (4) parking stalls at 3165 S Richmond St, a commercial center owned by the applicant.

- The Subject Property has one access from Villa Vista Ave to the site, measuring 24' in width, meeting the 2019 Transportation Master plan. Access has been reviewed and accepted by Unified Fire.

- The CCOZ-DA does not require owner occupied housing; As agreed and prescribed in the development agreement, the applicant must submit a subdivision plat for owner occupancy approval, which has been submitted for

- **Commercial Requirements**: As per MKZ 18.78 (Affordable housing incentives), completely Affordable Developments located in the RM, MD, or **C Zones** may receive a waiver of up to 100% of the first story commercial requirements, where mixed use developments are required. Developments must satisfy all other requirements of the zone. The applicant is not required to provide commercial space.

- **Right-of-way improvements.** The Developer shall provide a ten-foot (10') wide public easement parallel to and abutting Villa Vista Avenue right-of-way. The Developer shall also install frontage improvement to the abutting right of way (including but not limited to curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities).

- **Ditch Maintenance:** Irrigation improvements shall meet the requirements of the Lower Millcreek Canal Company.

- **Development Agreement:** A development agreement may best ensure the type, scale, orientation, dedication, utilities easements, access, phasing, and other aspects pertaining to the future development of these properties, where the underlying zoning and land use ordinances may be insufficient; Therefore, a development agreement may be considered to ensure development design and layout of the property. Staff would like the Community Council to discuss the following, potential development agreement items:

    - Uses.
    - Ownership
    - Density

- Length and Height.
- Owner Occupancy and deed restrictions.
- Setbacks.
- Landscaping
- Parking.
- Materials.
- Irrigation ditch cleanouts
- Right-of-way improvements, streetscape and maintenance.
- Step backs
- Deed restrictions (defined in Affordable Housing documentation. *pending*

DEVELOPMENT AGREEMENT:

The following are envisioned terms for the proposed Development Agreement. The development Agreement has not being completed by the time of this first City Council Reading, as it is pending deed restriction, and ownership terms.

1. **Uses.** The project shall consist of 23 affordable housing, condominium units.

2. **Height.** The height of the buildings shall be measured from the lowest elevation point of original grade (4408), as depicted in the attached ALTA/NSPS Land Title & Topography Survey, Exhibit _. Height shall be no higher than 64 feet, as depicted in Exhibit _.

3. **Setbacks.** The minimum building setbacks shall be according to the current City Center Overlay Zone (CCOZ), and as depicted in Exhibit _.

4. **Parking.** The Project shall have at least 23 resident parking stalls, which shall be contained within the garage, located on the first floor of the proposed building, as well as six (6) stalls for guest parking. The breakdown of parking stalls is the following, as depicted in Exhibit _:

    - 17 standard parking stalls (1 out of 17 will be an EV stall)
    - 1 accessible parking stall (1 out of 17 will be an EV stall)
    - 5 compact parking stalls (1 out of 17 will be an EV stall)
    - 2 on-street guest-parking stalls (as per Villa Vista' prescribed cross-sections)
    - 4 off-site guest parking stalls (3165 S Richmond St)

5. **Materials.** The building's facades shall consist of high-quality, durable, low-maintenance materials (e.g., composite siding and trellises, brick, stone, stucco, glass, and metal) in accordance with the City Center Overlay Zone (CCOZ) ordinance. The materials and windows shall be arranged according to the elevation sheets, as depicted in Exhibit _.

6. **Landscaping.** Landscaping shall comply with the requirements of MKZ 18.64 (Landscape standards) and the Millcreek City Center Urban Forestry Standard. Landscaping materials shall include native or endemic groundcover. Turf grass is prohibited for use as a ground cover.

7. **Right-of-way improvements.** The Developer shall provide a ten-foot (10') wide public easement parallel to and abutting the Villa Vista right-of-way. Additionally, The Developer shall install frontage improvement to the abutting right of way (including but not limited to plaza, curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities), as depicted in Exhibit _.

8. **Streetscape and Dedication.** The streetscape along Villa Vista shall be installed as depicted in Exhibit _, following the cross sections recommended by the Engineering Department.

9. **Deed restrictions and owner occupancy:** as defined in Affordable Housing documentation. *pending*

CONCLUSIONS:

- **Planning Open House Meeting:** Residents within 600' radius of the property were noticed to participate in an open house meeting, that was held on April 7th, 2026. Staff did not receive any written comments in response to the application.

- **Community Councils**: On April 7th, 2026, during the Millcreek Community Council meeting, members moved to recommend the proposal, with a 5-1(abstaining) vote, recommending additional parking on the property and generally in the City Center.

- The project qualifies for a CCOZ-DA by proposing an Affordable Housing, multiple-household dwelling or mixed-use building that provides at least 20 percent of units as affordable housing at up to 80 percent of the County Area Median Income, as a public benefit, prescribed in MKZ **18.48.020 (CCOZ-DA Applicability**)

- The development agreement is currently not finished. The final development agreement will be created before the City Council's second reading, in order to include the required deed restrictions by the Housing Authority.

- All condominiums will be deed-restricted, as prescribed by the Housing Authority.

- All development will be required to meet the minimum zoning and land use ordinances; to which the concept plan may likely evolve from what is currently presented for this rezone application.

- The project is subject to further review and final approval.

RECOMMENDATIONS:

Planning Commission Recommendation: On April 15th, 2026, during the Millcreek Planning Commission meeting, members moved to recommend approval, with an unanimous (6-0) vote, as presented.

Staff Recommendation: Staff recommend that the Millcreek City Council take public comments and consider approving a City Center Overlay - Development Agreement Zone (CCOZ-DA) with reasonable criteria to consider.

SUPPORTING DOCUMENTS

- **Application package**

When recorded, return to:

Millcreek
Attn: Mayor
1330 E Chambers Ave
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into this ___ day of _____, 2026 (the "Effective Date"), by and between _____,(the "Developer") and Millcreek City, a municipal corporation of the State of Utah (the "City"). The Developer and the City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, the Developer owns, or will own, approximately .32 acres of real property located at 1285 East Villa Vista in Millcreek, Utah, as more particularly described on Exhibit A attached hereto (the "Property"). The Parties desire that the Property be developed as twenty-three (23) condominiums (the "Project") in a unified and consistent fashion pursuant to the terms and conditions of this Agreement; and

WHEREAS, the Property is located in the Commercial "C" Zone ("CCOZ"), and

WHEREAS, the Developer has requested that the Property be rezoned ("Rezone") from the Commercial (C) to the City Center Overlay Development Agreement Zone ("CCOZ-DA"); and

WHEREAS, the Developer intends to develop the Property consistent with certain design criteria as identified in Exhibit "B" and with the concept plans as shown in Exhibit "C"; and

WHEREAS, Developer hereby represents to the Millcreek Council that it is voluntarily entering into this Agreement; and

WHEREAS, Developer is willing to restrict the Property in a manner that is in harmony with the objectives of the City's General Plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City and Developer acknowledge and intend for the terms of this Agreement to be enforceable, and for the rights of the Developer to develop the Property only if the City Council, in its sole and absolute legislative discretion, approves the Rezone and this Agreement (as evidenced by the City's signature to this Agreement); and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as Exhibit "A." No additional property may be added to or removed from this description for this Agreement except by written amendment to this Agreement executed and approved by the Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances, and regulations after the date of this Agreement.

3. **Vested Rights.** Anything in Section 2 notwithstanding, except as provided below, the Parties intend that this Agreement grants the Developer the vested right to develop the Project under the ordinances, policies, and standards of the City related to zoning, subdivisions, development, public improvements, and other similar or related matters that are in effect as of the Effective Date, as modified by the design criteria attached hereto as Exhibit B, the concept plan attached hereto as Exhibit C, and the provisions of this Agreement (the "Vested Laws").

3.1 **Exceptions.** The vesting, as specified above, is subject to the following exceptions:

3.1.1. State and Federal Compliance. The City's future laws, which are generally applicable to all properties in the City, and which are necessary to comply with State and Federal laws and regulations affecting the Project;

3.1.2 Codes. City development standards, engineering requirements, and supplemental specifications for Public Works, and any new editions or replacements thereof, and any City's future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.1.3 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons, and entities similarly situated;

3.1.4 Fees. Changes to the fees for processing development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.1.5 Impact Fees. Impact Fees or modifications thereto which are adopted and imposed by the City in accordance with applicable law; and

3.1.6 Compelling, Countervailing Interest. Laws, rules, or regulations that the City's land use authority finds on the record are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2019).

3.2 **Developer's Voluntary Submission to Future Laws**. If the Developer provides express written notice of its intent to abide by the City's future laws/ordinances that are in place at the time when the Developer submits a development application, then such future laws/ordinances shall apply to such development application, without waiving the Developer's right to submit future development applications under the Vested Laws.

3.3 **Timing and Rate of Development**. The City acknowledges that as of the Effective Date, the Developer cannot predict if, when, or at what rate the development of the Project will occur, which will depend upon numerous factors, including factors outside the control of the Developer, such as market orientation and demand, competition, availability of qualified laborers, and weather conditions. Nothing in this Agreement shall be construed to require the Developer to proceed with developing the Project or any portion thereof or any Phase, provided (a) once development has

commenced, such development shall be in accordance with the terms of this Agreement; and (b) once vertical construction has commenced, such construction shall be completed in a commercially reasonable timeframe, subject to the provisions of Section 15 below.

3.4 **Acquisition of Property**. The rights and obligations of the Developer and the City under this Agreement are conditioned on Developer acquiring the Property. If the Developer fails to acquire the Property, this Agreement shall automatically terminate.

4. **Compliance with City Ordinances and Standards**. The Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable Vested Laws, including the payment of fees and compliance with applicable City standards.

5. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions/criteria set forth in Exhibit B.

6. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder following the acquisition of the Property by Developer, shall be deemed to run with the Property, and shall encumber the same; and, subject to the provisions of Section 14 below, shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property. No breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any person that acquires title to the Property, or any portions thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise.

7. **Assignment.** This Agreement shall be binding upon any successors and assigns. Neither this Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual, or entity without the other party's consent; however, this restriction on assignment shall not prohibit or impede the sale by the Developer to any third party. Notwithstanding the foregoing, Developer may assign its rights and obligations under this Agreement, without the consent of the City but with notice to the City, to any person or entity that controls, is under common control with, or is controlling Developer. For purposes of this paragraph, control exists in all cases in which the entity is a member of a controlled group of corporations as defined pursuant to section 1563 of the Internal Revenue Code.

8. **No Joint Venture, Partnership, or Third-Party Rights**. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties or any rights or benefits to third parties except as expressly provided herein.

9. **Integration, Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by subsequent writing duly executed and approved by the parties hereto. The exhibits attached hereto are hereby incorporated into this Agreement.

10. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom it is intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:

Attn:

TO CITY: Millcreek
Cheri Jackson, Mayor
1330 E Chambers Ave
Millcreek, Utah 84106

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

11. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah, or in the United States District Court for the District of Utah in Salt Lake City, Utah.

12. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

13. **Limitation on Recovery for Default – No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement, and each Party waives any claims thereto. The sole remedy available to the Developer or assignee shall be specific performance. Notwithstanding such limitation, the City may withhold all further reviews, approvals, licenses, building permits, and/or other permits for the development of the Project in the case of a material default by Developer that remains uncured thirty (30) days after written notice of such default, unless Developer commences curing such default within such thirty (30) day period and diligently pursues such cure; provided, if the Council finds on the record in a public

meeting that a default by the Developer materially impairs a compelling, countervailing interest of the City and that any delays in imposing a remedy to such a default would also impair a compelling, countervailing interest of the City, the City may immediately pursue the remedies after the public meeting which finds such material impairment of a compelling, countervailing interest of the City. The City shall give reasonable notice to the Developer of any public meeting at which an emergency default is to be considered, and the Developer shall be allowed to attend such meeting and address the Council regarding the claimed emergency default.

14. **Term of Agreement.** This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the Parties mutually agree to extend the term, this Agreement shall not extend further than a period of twenty years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

15. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

16. **Construction.** The Parties stipulate that this Agreement and all agreements or documents incorporated herein shall not be subject to the rule of construction that a written agreement is construed against the Party preparing or drafting that Agreement.

17. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

18. **No Waiver**. The failure of either Party to exercise in any respect a right provided for in this Agreement shall not be deemed a subsequent waiver of the same right or any other right.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

[SIGNATURES ON NEXT PAGE]

Millcreek

ATTEST:

Cheri Jackson, Mayor

Elyse Sullivan, MMC, City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)

: ss

COUNTY OF SALT LAKE)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that she is the Mayor of Millcreek, a political subdivision of the State of Utah, and that said instrument was signed on behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

DEVELOPER

By: _____

Name:

Title:

OWNER/DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that he is the _____,and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its bylaws and signed in behalf of said company.

Exhibit A

Exhibit B

1. **Uses.** The project shall consist of 23 affordable, condominium units.

2. **Height.** The height of the buildings shall be measured from the lowest elevation point of original grade (4408 ft), as depicted in the attached ALTA/NSPS Land Title & Topography Survey, Exhibit C. Height shall be no higher than 64 feet, as depicted in Exhibit C.

3. **Setbacks.** The minimum building setbacks shall be according to the current City Center Overlay Zone (CCOZ), and as depicted in Exhibit C.

4. **Parking.** The Project shall have at least 23 resident parking stalls, which shall be contained within the garage, located on the first floor of the proposed building, as well as six (6) stalls for guest parking. The breakdown of parking stalls is the following, as depicted in Exhibit C:

    - 17 standard parking stalls (1 out of 17 will be an EV stall)
    - 1 accessible parking stall (1 out of 17 will be an EV stall)
    - 5 compact parking stalls (1 out of 17 will be an EV stall)
    - 2 on-street guest-parking stalls (as per Villa Vista' prescribed cross-sections)
    - 4 off-site guest parking stalls (3165 S Richmond St)

5. **Materials.** The building's facades shall consist of high-quality, durable, low-maintenance materials (e.g., composite siding and trellises, brick, stone, stucco, glass, and metal) in accordance with the City Center Overlay Zone (CCOZ) ordinance. The materials and windows shall be arranged according to the elevation sheets, as depicted in Exhibit C.

6. **Landscaping.** Landscaping shall comply with the requirements of MKZ 18.64 (Landscape standards) and the Millcreek City Center Urban Forestry Standard. Landscaping materials shall include native or endemic groundcover. Turf grass is prohibited for use as a ground cover.

7. **Right-of-way improvements.** The Developer shall provide a ten-foot (10') wide public easement parallel to and abutting the Villa Vista right-of-way. Additionally, The Developer shall install frontage improvement to the abutting right of way (including but not limited to plaza, curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities), as depicted in Exhibit C.

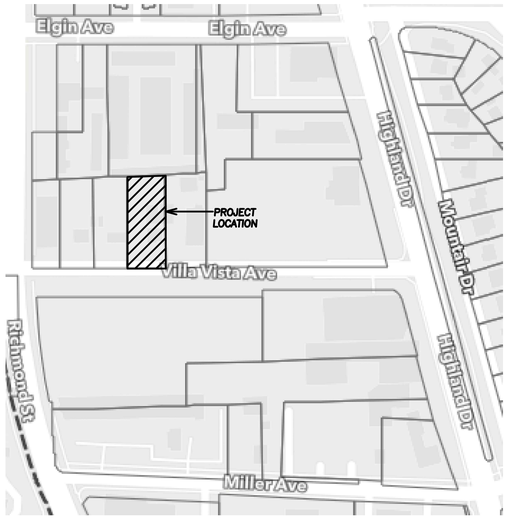
8. **Streetscape and Dedication.** The streetscape along Villa Vista shall be installed as depicted in Exhibit C, following the cross sections recommended by the Engineering Department.

9. **Deed Restrictions and Owner Occupancy:** as defined in Affordable Housing documentation. *pending*

KEYED NOTES

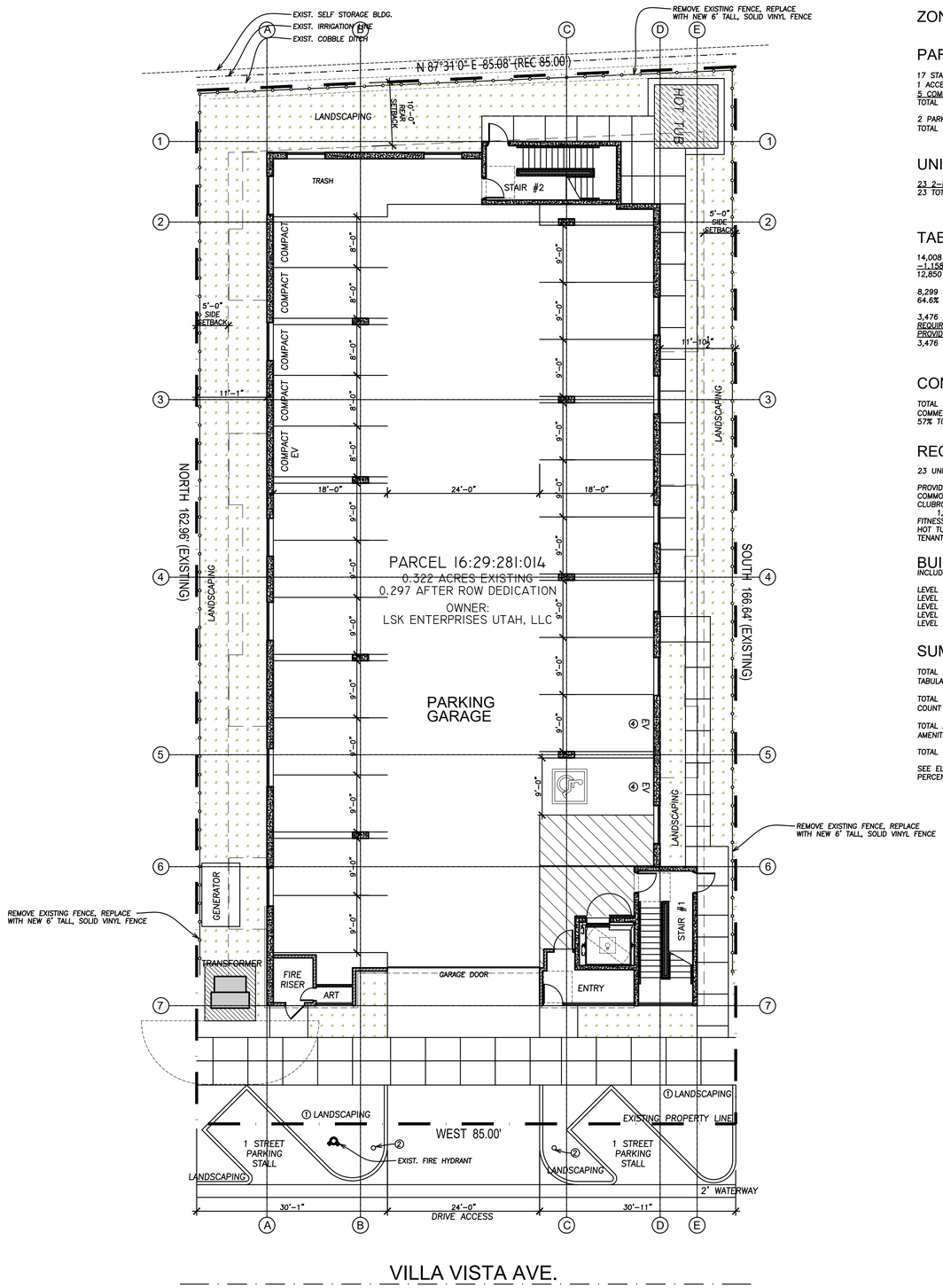
1. PAPERBARK MAPLE STREET TREES REQUIRED ALONG VILLA VISTA AVENUE. TREE SIZE SHALL BE A MINIMUM OF TWO INCH CALIPER AT TIME OF PLANTING. A PERMIT MUST BE OBTAINED FROM MILLCREEK CITY BEFORE PLANTING ANY TREE IN A PARKSTRIP. TREES MUST HAVE THE FOLLOWING SETBACKS:
   - 5' FROM DRIVEWAY
   - 10' FROM NON-TRAFFIC CONDUCTING SIGNAGE
   - 10' FROM FIRE HYDRANT
   - 15' FROM UTILITY POLE AND/OR LIGHT
   - 30' FROM AN INTERSECTION WITH TRAFFIC LIGHTS
   - 15' FROM A TREE THAT IS SMALL IN SIZE AT MATURITY
   - 20' FROM A TREE THAT IS MEDIUM IN SIZE AT MATURITY
   - 30' FROM A TREE THAT IS LARGE IN SIZE AT MATURITY

   COORDINATE TREES WITH LANDSCAPE PLANS.
2. ALL STREET LIGHTING ON NEIGHBORHOOD STREETS AND MILLCREEK COMMON STREET SHALL UTILIZE THE STREETLIGHT SHOWN AT B/A-101.1. COORDINATE LOCATION WITH C5
3. UTILITIES MUST BE BURIED UNDERGROUND
4. PARKING STRUCTURES SHALL INCLUDE ONE 220V ELECTRIC VEHICLE CHARGING STATION PER EACH 10 STALLS.
5. BUILDING TO BE DESIGNED TO BE AT LEAST 5% BETTER THAN THE STATE-ADOPTED INTERNATIONAL ENERGY CONSERVATION CODE AND ASHRAE STANDARDS.



C VICINITY MAP
A-100.1 SCALE: 1" = 10'

B TYPICAL STREET LIGHT
A-100.1 SCALE: 1" = 10'



A SITE PLAN
A-100.1 SCALE: 1" = 10'

NORTH

ZONE = C-3

PARKING COUNT

17 STANDARD PARKING STALLS (1 OF WHICH IS EV)
1 ACCESSIBLE PARKING STALL (1 OF WHICH IS EV)
5 COMPACT PARKING STALLS (1 OF WHICH IS EV)
TOTAL STALLS IN PARKING GARAGE = 23

2 PARKING STALLS ON-STREET = 2
TOTAL PARKING STALLS = 25 (1.1 STALLS PER UNIT)

UNIT COUNT

23 2-BEDROOM UNITS
23 TOTAL UNITS

TABULATION TABLE

14,008 LOT AREA, EXISTING
-1,158 ROW DEDICATION
12,850 NEW LOT AREA

8,299 BUILDING FOOTPRINT (LEVEL 1)
64.6% LOT COVERAGE

3,476 SQ. FT. LANDSCAPED AREA
REQUIRED OPEN SPACE IS 20% OF LOT = 2,599 SQ. FT.
PROVIDED OPEN SPACE:
3,476 SQ. FT. LEVEL 1 OPEN SPACE (27%)

COMMERCIAL FRONTAGE

TOTAL FRONTAGE = 67'-10"
COMMERCIAL FRONTAGE = 38'-10"
57% TOTAL COMMERCIAL FRONTAGE

REQUIRED AMENITIES

23 UNITS REQUIRES 1 AMENITY SPACE PER TABLE 19.44-4

PROVIDED:
COMMON DECK = 1,758 SQ. FT.
CLUBROOM WITH SITTING AREA, TV, FIREPLACE, AND SERVING AREA = 1,153 SQ. FT.
FITNESS ROOM = 981 SQ. FT.
HOT TUB = 100 SQ. FT.
TENANT STORAGE = 978 SQ. FT.

BUILDING AREA

INCLUDING COMMON DECKS AND UNIT DECKS

LEVEL 1 (PARKING) = 8,270 SQ. FT.
LEVEL 2 = 8,908 SQ. FT.
LEVEL 3 = 9,175 SQ. FT.
LEVEL 4 = 9,175 SQ. FT.
LEVEL 5 = 9,175 SQ. FT.

SUMMARY TABLE

TOTAL LANDSCAPE AREA = 3,476 SQ. FT. (SEE TABULATION TABLE ABOVE.)

TOTAL PARKING AREA = 8,299 SQ. FT. (SEE PARKING COUNT ABOVE.)

TOTAL AMENITY AREA = 4,970 SQ. FT. (SEE REQUIRED AMENITIES ABOVE.)

TOTAL RESIDENTIAL AREA = 29,120 SQ. FT.

SEE ELEVATIONS FOR MATERIAL, DOOR, AND WINDOW PERCENTAGES

ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:
MC29 - CONDO HOMES
1285 E Villa Vista Ave.
Millcreek, UT

REVISIONS:

NO.	DATE	DESCRIPTION

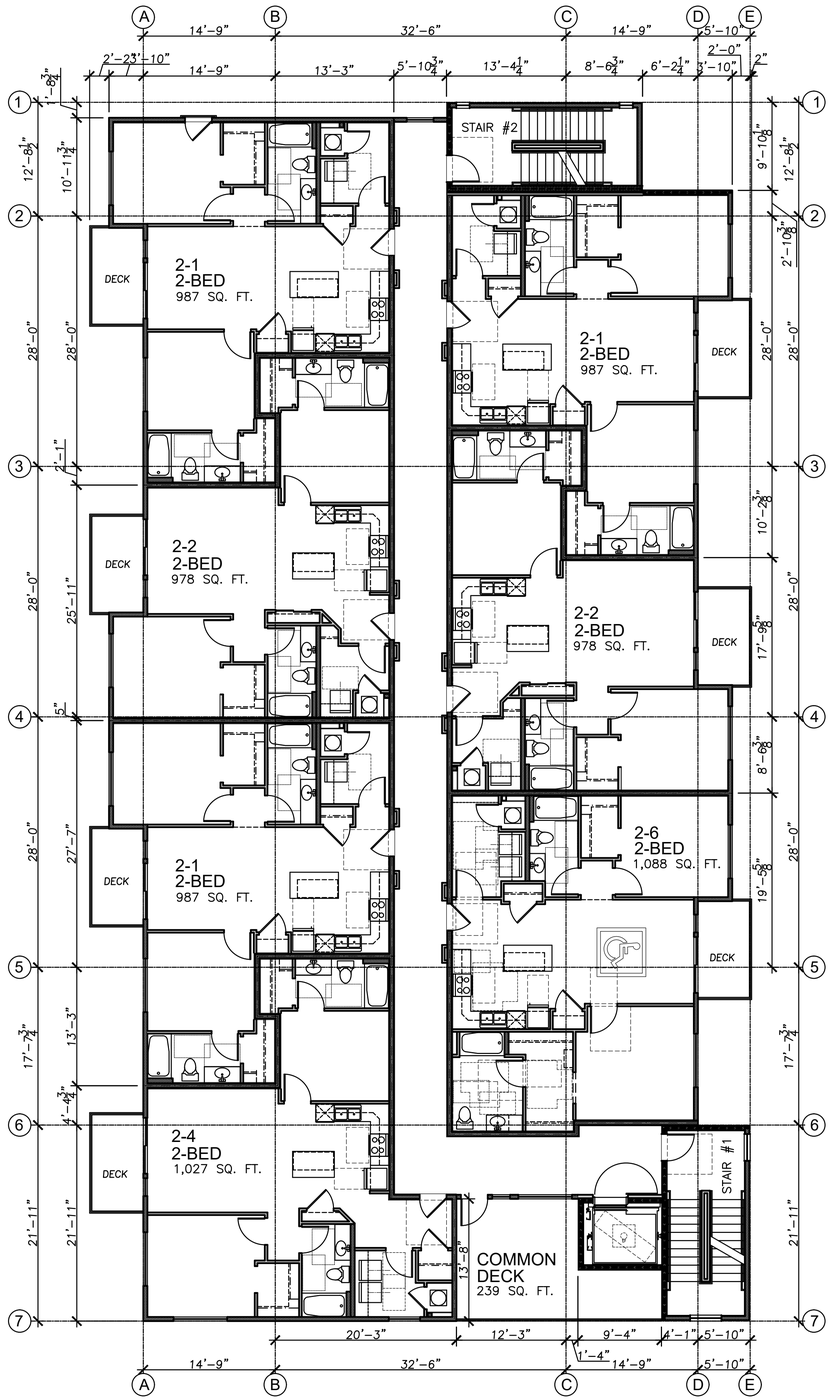
ISSUED: Mar. 17, 2026

NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DESIGNED BY:

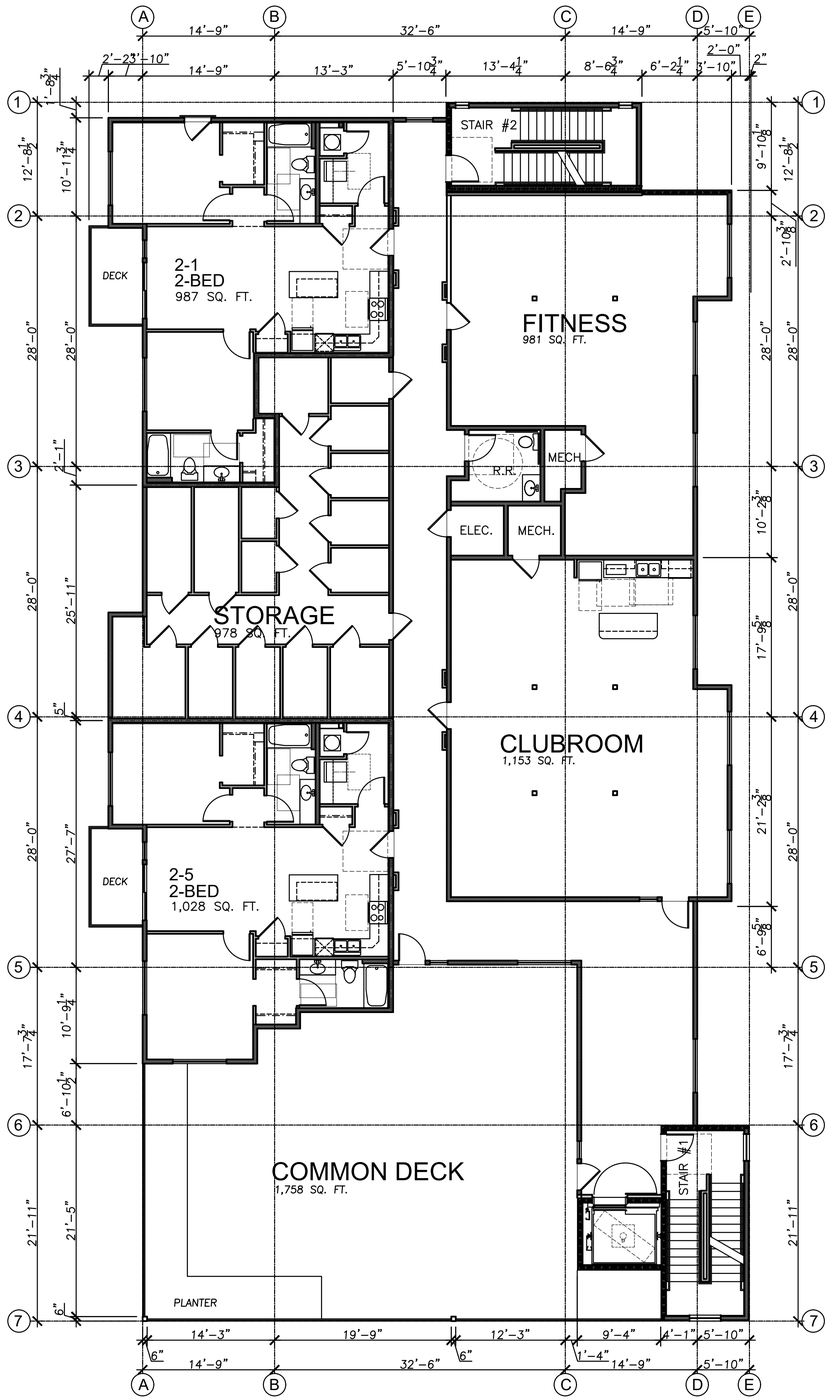
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-100.1



B A-101.1 FLOOR PLAN - LEVEL 3
SCALE: 1/8" = 1'-0"

NORTH



A A-101.1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

NORTH

ARCHITECT'S INFORMATION:

RUSSELL**PLATT** ARCHITECTURE

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

MC29 - CONDO HOMES

1285 E Villa Vista Ave.
Millcreek, UT

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: Mar. 17, 2026

NO.	DATE	DESCRIPTION

DRAWN BY:

CHECKED BY:

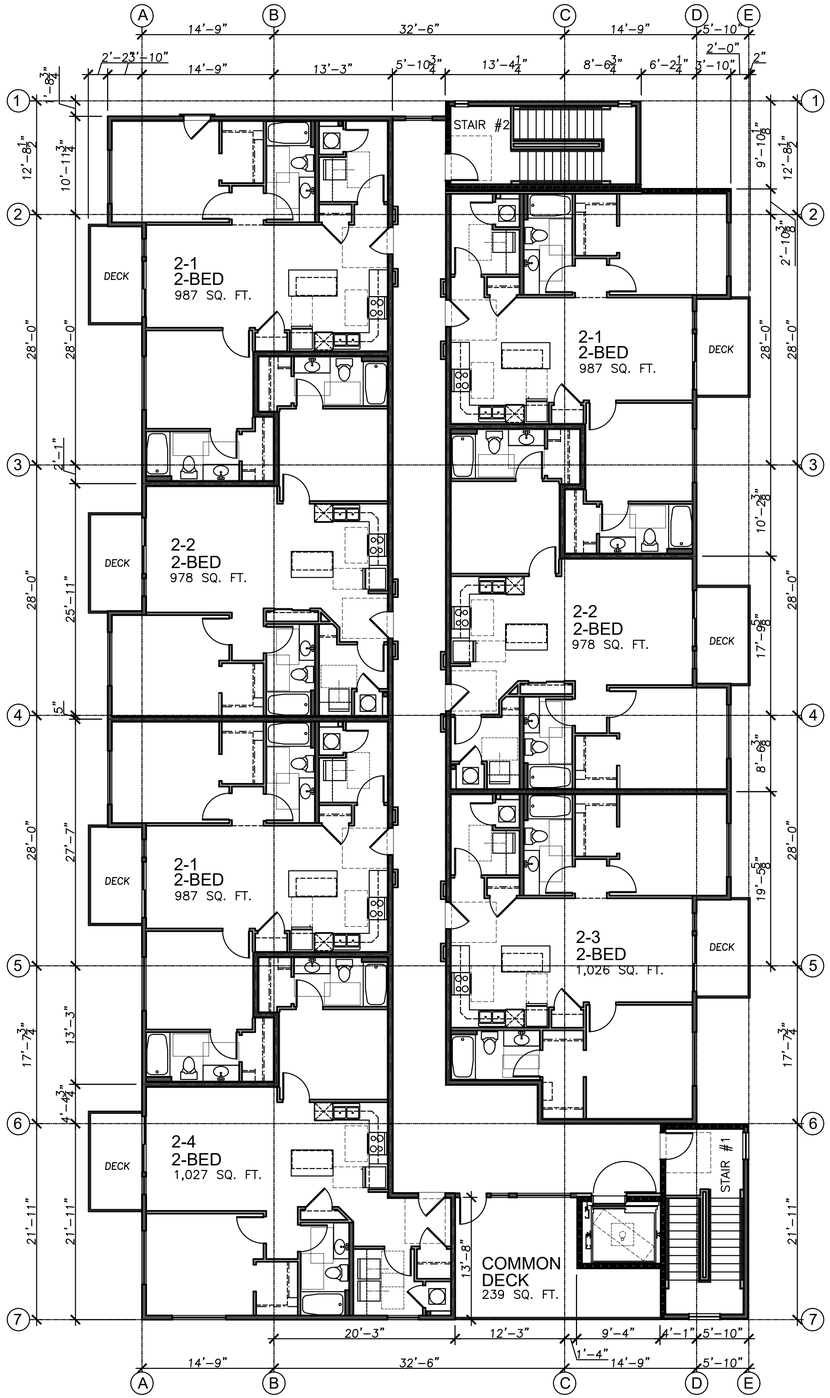
DESIGNED BY:

SHEET TITLE:

FLOOR PLANS
LEVELS 2 AND 3-5

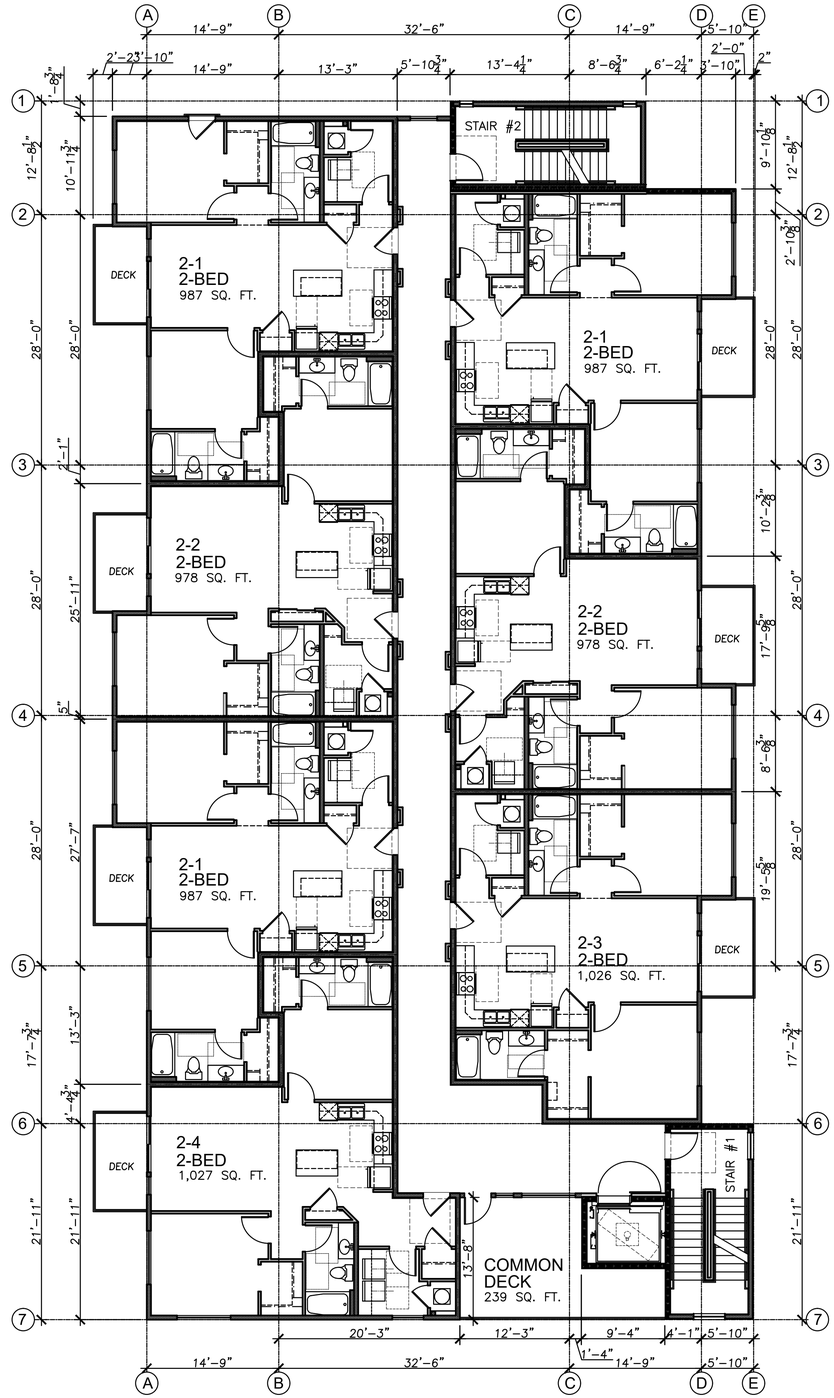
SHEET NUMBER:

A-101.1



B A-101.2 FLOOR PLAN - LEVEL 5
SCALE: 1/8" = 1'-0"

NORTH



A A-101.2 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

NORTH

ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

MC29 - CONDO HOMES

1285 E Villa Vista Ave.
Millcreek, UT

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: Mar. 17, 2026

NO.	DATE	DESCRIPTION

DRAWN BY:

CHECKED BY:

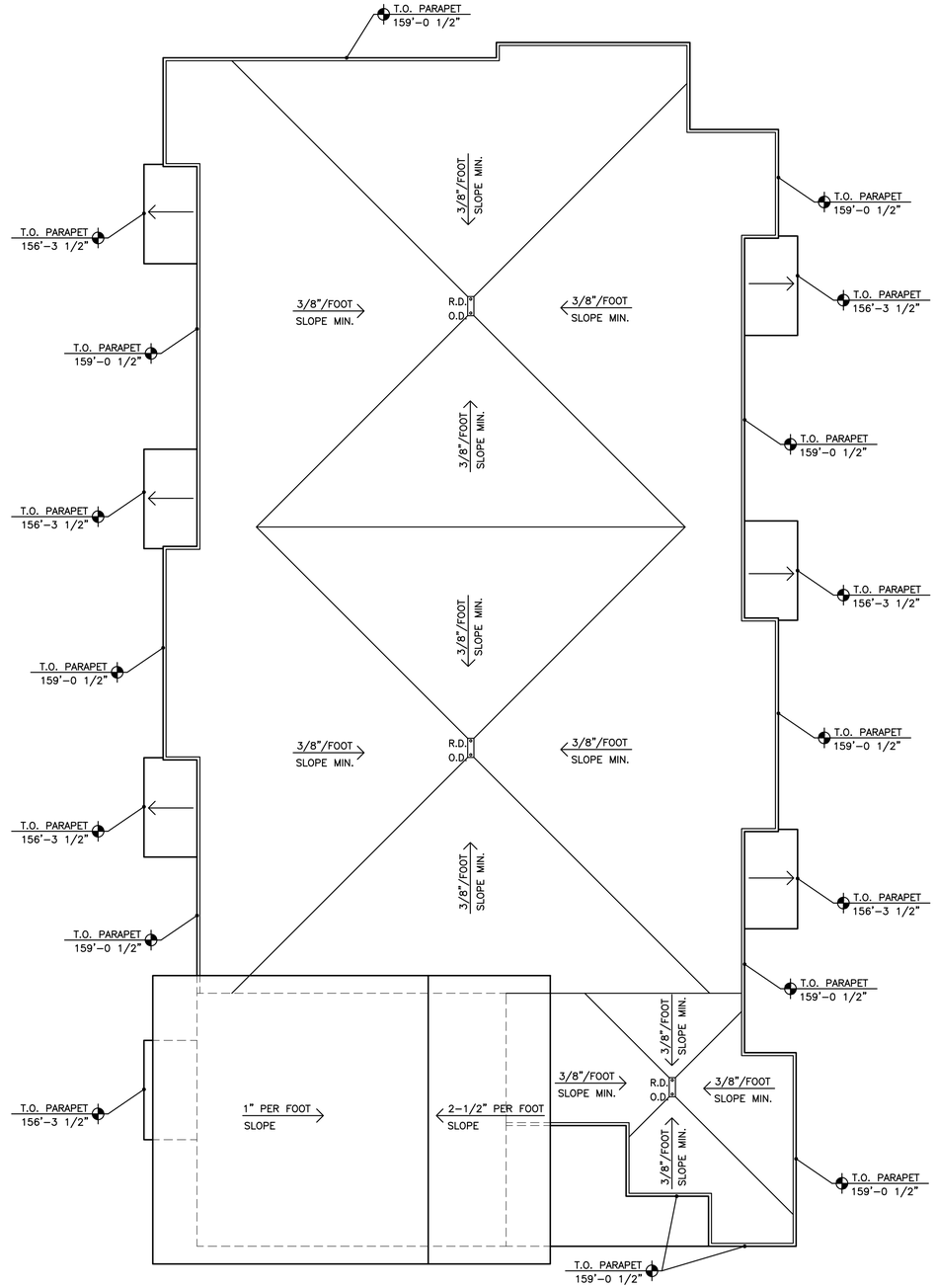
DESIGNED BY:

SHEET TITLE:

FLOOR PLANS
LEVELS 3 AND 4

SHEET NUMBER:

A-101.2



A-101.3 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

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CHECKED BY:

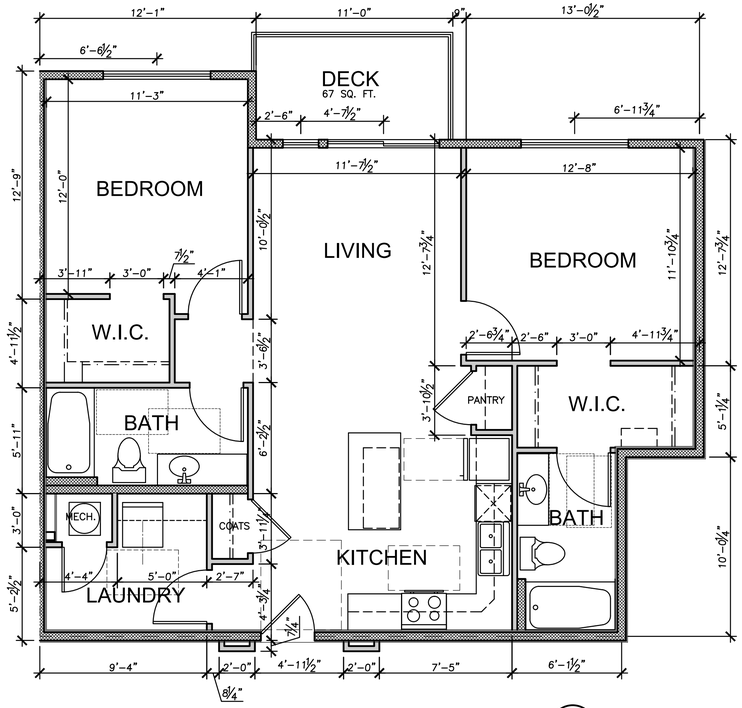
DESIGNED BY:

SHEET TITLE:

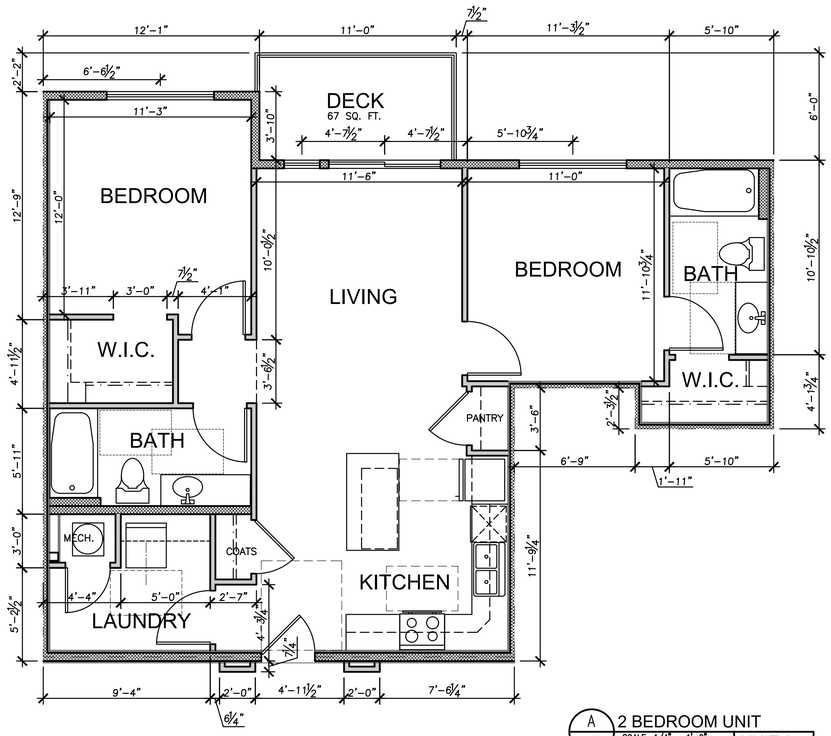
FLOOR PLANS
LEVELS 5 AND 6

SHEET NUMBER:

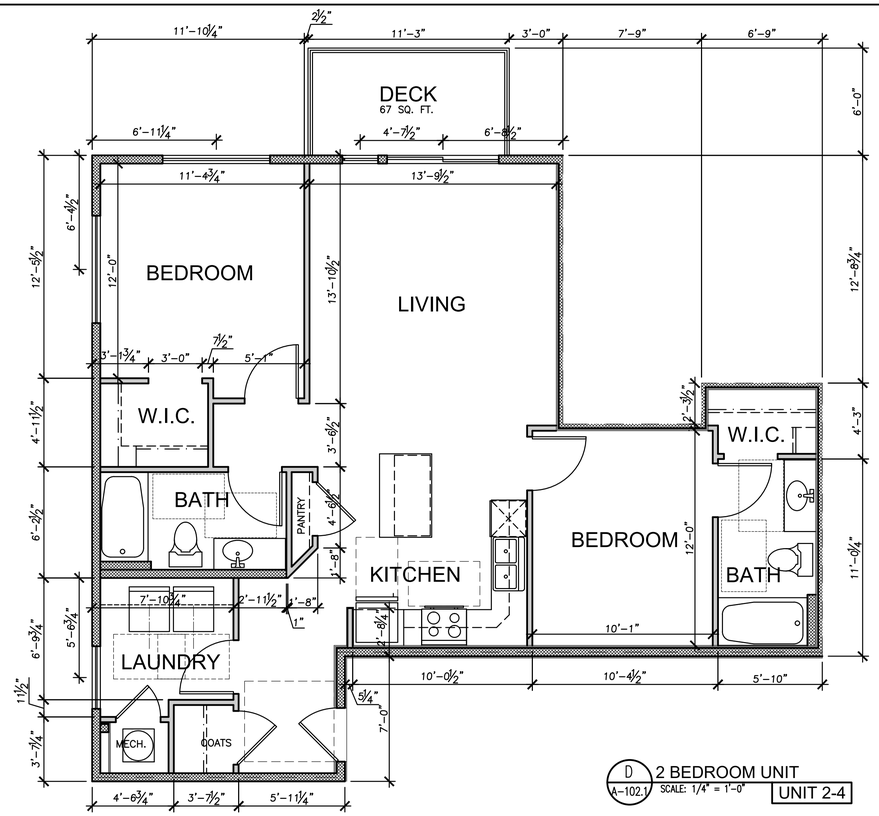
A-101.3



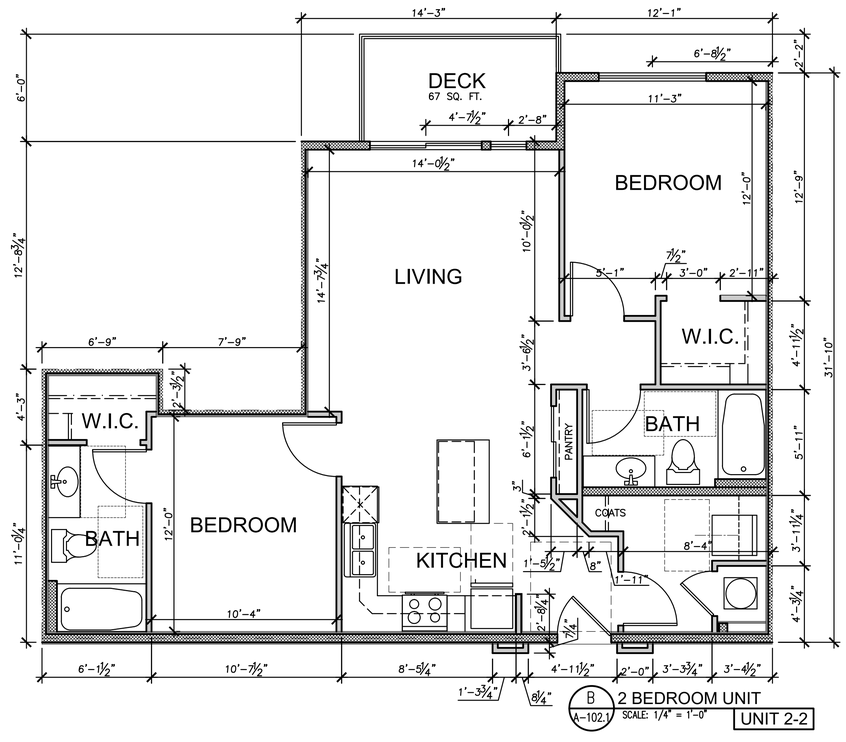
C A-102.1 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"
UNIT 2-3



A A-102.1 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"
UNIT 2-1



D A-102.1 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"
UNIT 2-4



B A-102.1 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"
UNIT 2-2

ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

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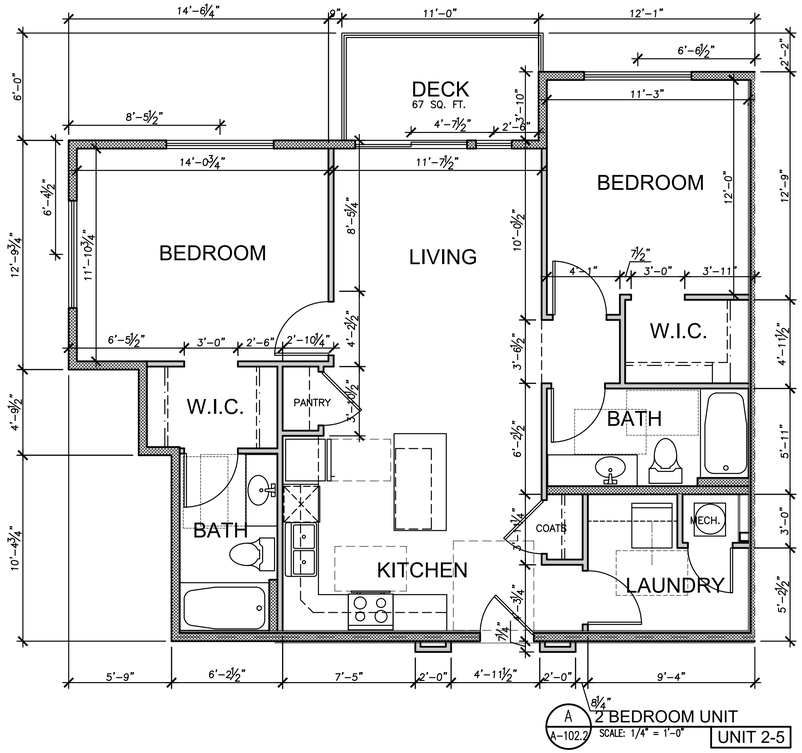
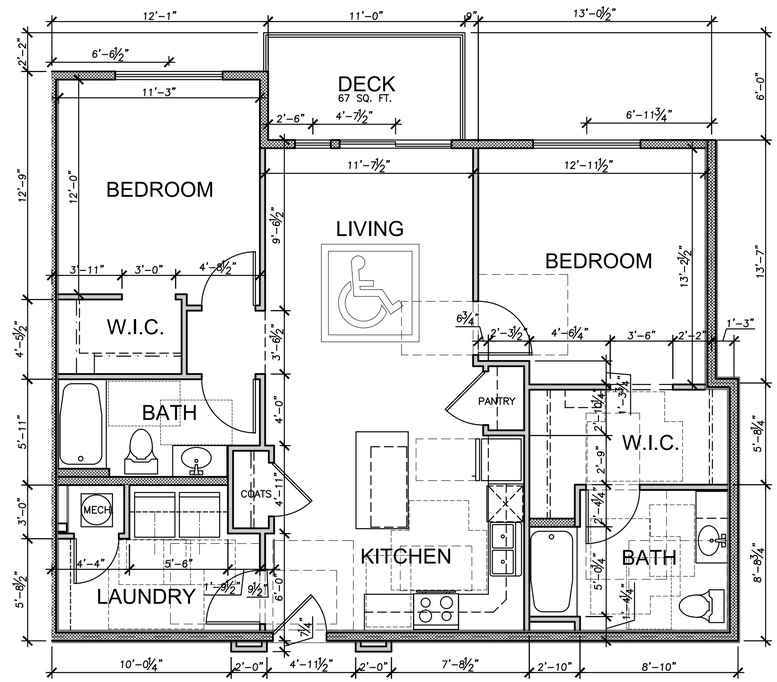
DRAWN BY:
CHECKED BY:
DESIGNED BY:

SHEET TITLE:
ENLARGED UNIT PLANS

SHEET NUMBER:
A-102.1





ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

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DRAWN BY:

CHECKED BY:

DESIGNED BY:

SHEET TITLE:

ENLARGED UNIT PLANS

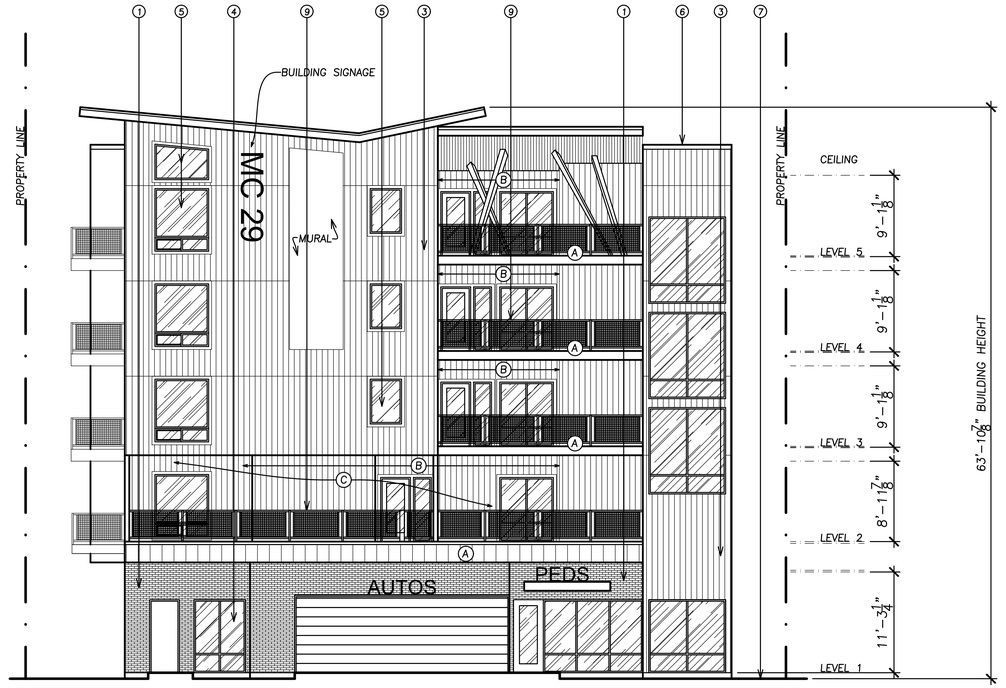
SHEET NUMBER:

A-102.2

LEGEND

1. BRICK VENEER
2. STANDING SEAM METAL
3. 7.2 METAL PANEL SIDING
4. ALUMINUM STOREFRONT GLAZING SYSTEM
5. VINYL WINDOW
6. GALVANIZED SLOPED METAL CAP FLASHING WITH DRIP EDGE.
7. FINISH GRADE PER CIVIL DRAWINGS
8. EXPOSED CONCRETE
9. 42" TALL POWDER COATED RAILINGS

DESIGN FEATURES:
- (A.) VISUAL BREAKS ALONG THE STREET-FACING FACADE SUCH AS HORIZONTAL ARTICULATION IN THE PLANE OF THE FACADE BY AT LEAST TWO FEET.
- (B.) INDENTATIONS/RECESSES AT LEAST 10 FEET IN DEPTH ALONG THE STREET FACING FACADES AT 100-FOOT INTERVALS.
- (C.) USABLE TERRACES (A LARGER BALCONY INTENDED AS A PRIVATE RESIDENT LEISURE SPACE) AT LEAST 10 FEET IN DEPTH ALONG THE STREET FACING FACADES.



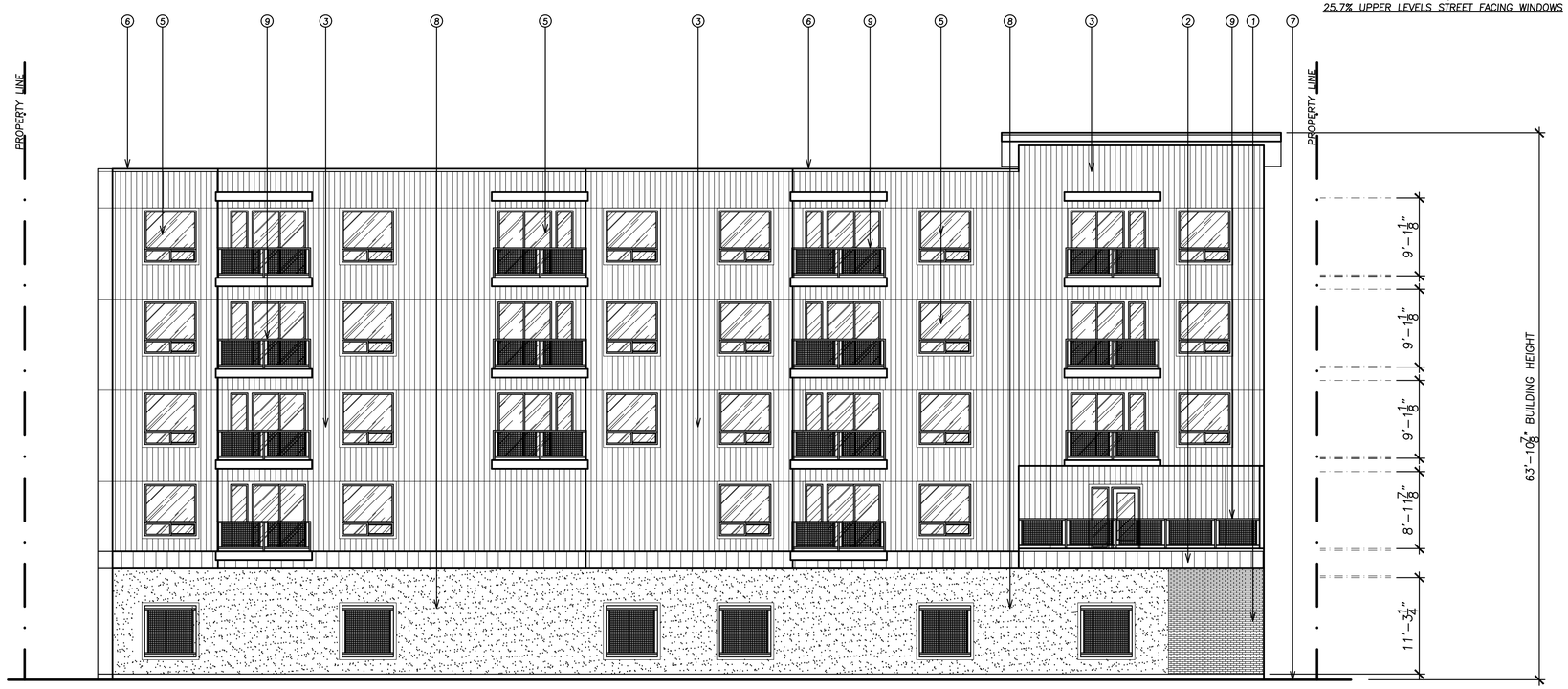
LEVEL 1 MATERIAL AREA
BRICK = 86% LEVEL 1 EXCLUDING DOORS AND WINDOWS

LEVEL 1 WINDOW AREA
FACADE AREA (SOUTH FACING) = 882 SQ. FT.
TOTAL SOUTH FACING OPENINGS (WINDOWS AND DOORS) = 455 SQ. FT.
51.6% LEVEL 1 STREET FACING WINDOWS

UPPER LEVELS WINDOW AREA
FACADE AREA = 3,126 SQ. FT.
WINDOW AREA = 802 SQ. FT.
25.7% UPPER LEVELS STREET FACING WINDOWS

SOUTH ELEVATION MATERIAL AREA:
WINDOWS AND DOORS = 1,257 SQ. FT. (35.9%)
7.2 METAL PANEL SIDING = 1,822 SQ. FT. (52.1%)
BRICK = 304 SQ. FT. (8.7%)
STANDING SEAM METAL = 116 SQ. FT. (3.3%)
TOTAL = 3,499 SQ FT.

A / A-201.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION MATERIAL AREA:
WINDOWS AND DOORS = 1,625 SQ. FT. (23.6%)
7.2 METAL PANEL SIDING = 3,607 SQ. FT. (52.3%)
EXPOSED CONCRETE = 1,255 SQ. FT. (18.2%)
BRICK = 138 SQ. FT. (2.0%)
STANDING SEAM METAL = 269 SQ. FT. (3.9%)
TOTAL = 6,894 SQ FT.

B / A-201.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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SALT LAKE CITY, UTAH 84103
(801)-580-0181

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DRAWN BY:

CHECKED BY:

DESIGNED BY:

SHEET TITLE:
ELEVATIONS
SOUTH AND WEST

SHEET NUMBER:
A-201.1

LEGEND

1. BRICK VENEER
2. STANDING SEAM METAL
3. 7.2 METAL PANEL SIDING
4. ALUMINUM STOREFRONT GLAZING SYSTEM
5. VINYL WINDOW
6. GALVANIZED SLOPED METAL CAP FLASHING WITH DRIP EDGE.
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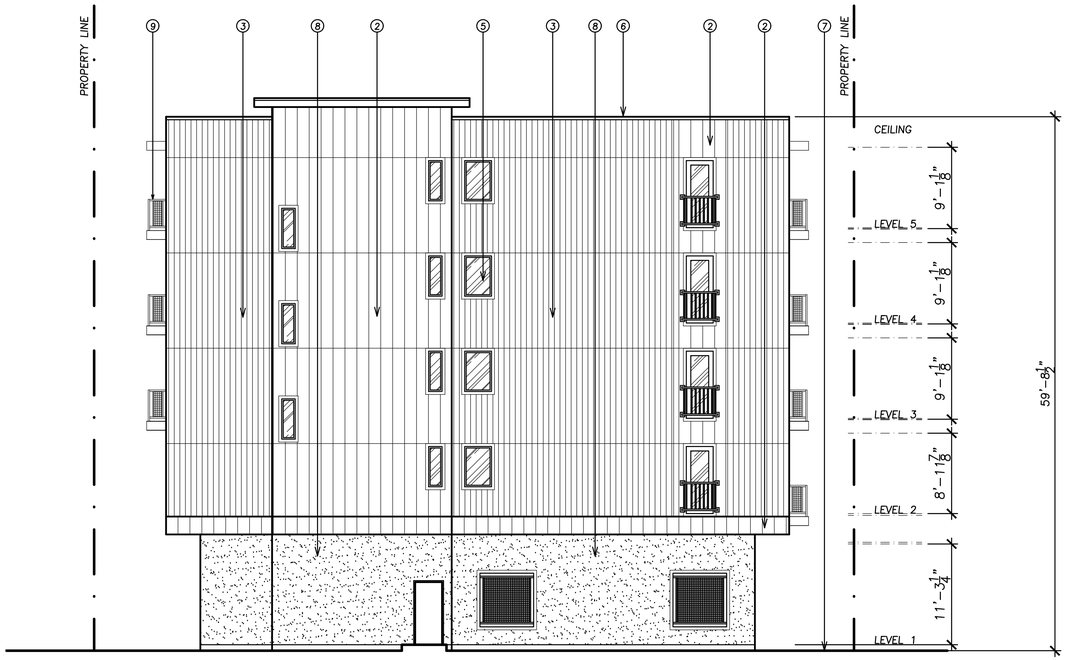
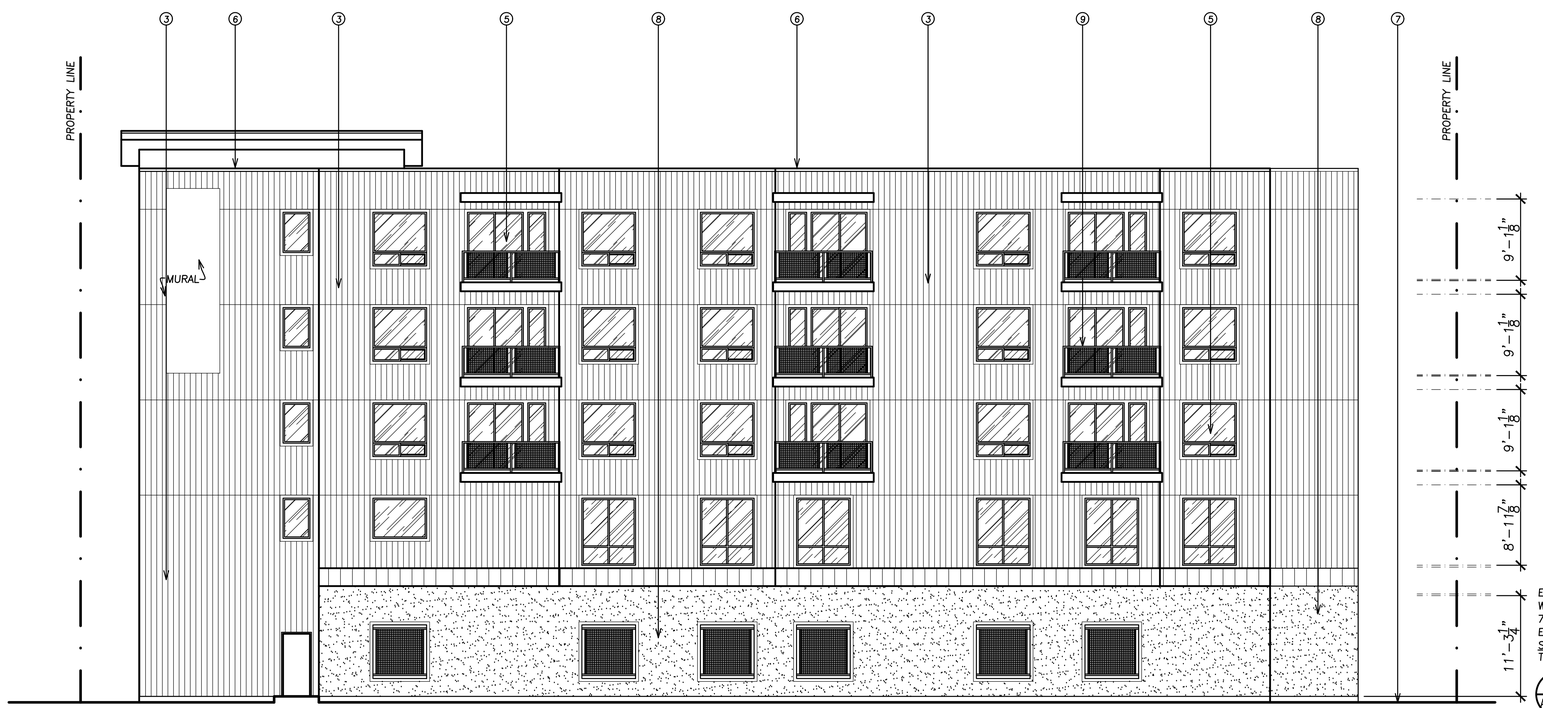


NORTH ELEVATION MATERIAL AREA:
WINDOWS AND DOORS = 214 SQ. FT. (5.6%)
7.2 METAL PANEL SIDING = 1,866 SQ. FT. (48.5%)
EXPOSED CONCRETE = 652 SQ. FT. (16.9%)
STANDING SEAM METAL = 1,117 SQ. FT. (29%)
TOTAL = 3,849 SQ FT.

A / A-201.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION MATERIAL AREA:
WINDOWS AND DOORS = 1,425 SQ. FT. (20.2%)
7.2 METAL PANEL SIDING = 4,216 SQ. FT. (59.9%)
EXPOSED CONCRETE = 1,166 SQ. FT. (16.6%)
STANDING SEAM METAL = 232 SQ. FT. (3.3%)
TOTAL = 7,039 SQ FT.

B / A-201.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
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CHECKED BY:

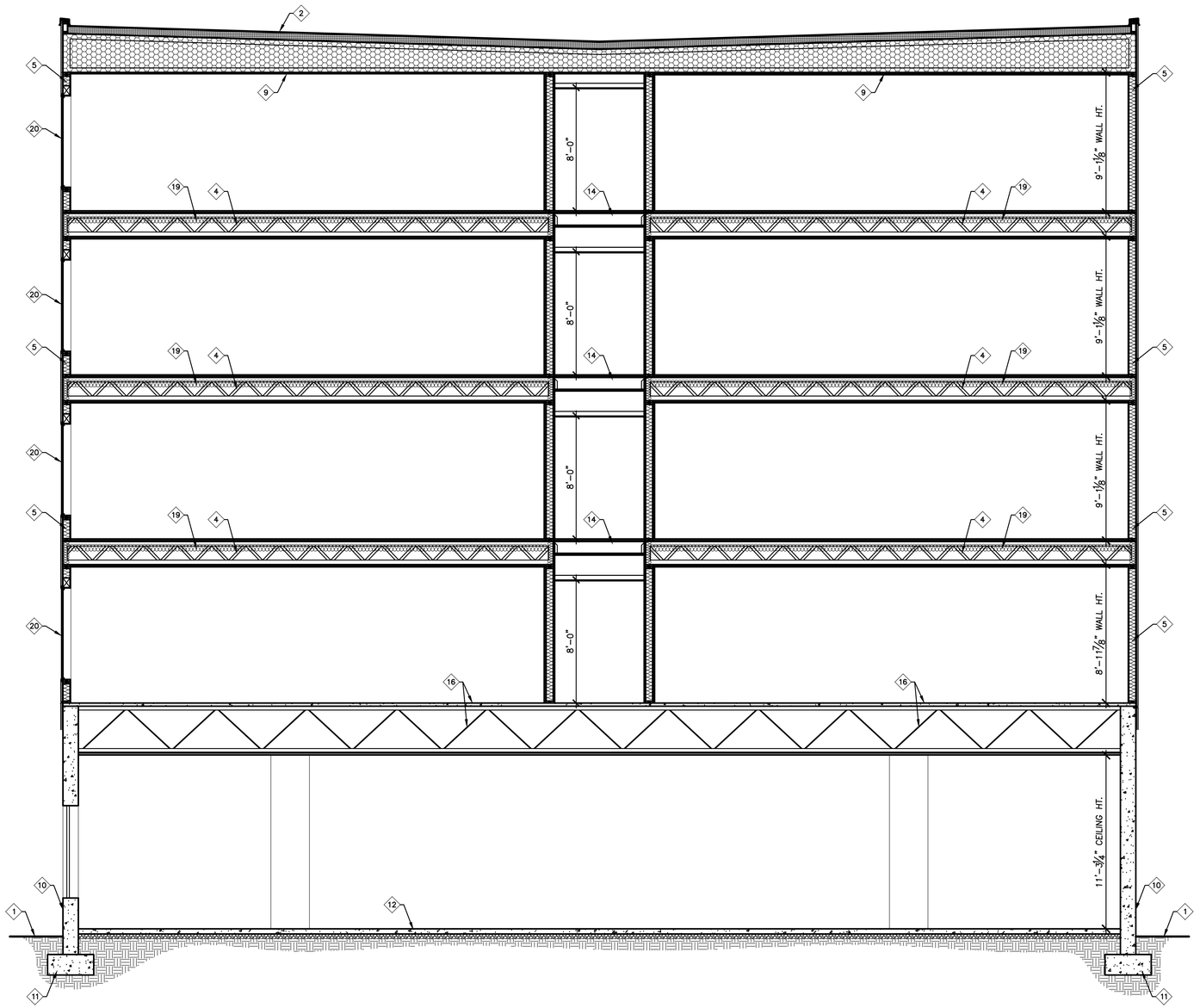
DESIGNED BY:

SHEET TITLE:
ELEVATIONS
NORTH AND EAST

SHEET NUMBER:
A-201.2

KEY NOTES

1. FINISH GRADE PER CIVIL DRAWINGS.
2. ROOF FRAMING PER STRUCTURAL PLANS, WITH 5" OF RIGID POLYISOCYANURATE INSULATION (R-20 MINIMUM) WITH A GLASS REINFORCED FACER ON BOTH SIDES TO BE INSTALLED OVER STRUCTURAL SHEATHING AND UNDER ROOFING MEMBRANE. AIR MOISTURE VAPOR PERMEANCE < 1, CLASS II VAPOR BARRIER. CLASS B ROOF ASSEMBLY-MECHANICALLY ATTACHED 60 MIL TPO MEMBRANE INSTALLED OVER RIGID INSULATION PER STRUCTURAL DRAWINGS. INSTALL ROOFING SYSTEM PER MANUFACTURER'S SPECIFICATIONS, TO ESTABLISH 20 YEAR NO DOLLAR LIMIT WARRANTY.
3. OVER-BUILD ROOF FRAMING (TRUSSES), SEE STRUCTURAL.
4. OPEN WEB WOOD FLOOR TRUSS WITH T&G FLOOR SHEATHING, PER STRUCTURAL
5. 2x6 WOOD FRAMED WALL. SHT'G. & STUD SPACING PER STRUCTURAL.
6. 2x4 AT 16" O.C. WOOD FRAMED WALL. WALLS FURRED OUT, OR CEILINGS FURRED DOWN AT FIRE-RATED WALL OR FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO BE OF NON-COMBUSTIBLE FRAMING.
7. 2x6 AT 16" O.C. WOOD FRAMED UNIT SEPARATION WALL. 1-HOUR FIRE-RATED AND 50 STC MIN. SOUND RATING BETWEEN UNITS AND BETWEEN CORRIDOR/UNITS PER C/A-301.4. SEE NOTE #22 FOR GYP. BOARD AND RESILIENT CHANNEL REQUIREMENTS FOR UNIT SEPARATION WALLS.
8. 2x6'S AT 16" O.C. AT ALL NON BR'G PLUMBING WALLS. SEE STRUCTURAL PLANS FOR LOCATIONS & DETAILS OF INTERIOR BEARING WALLS.
9. (2) LAYERS 5/8" TYPE X GYPSUM BOARD. UPPER LEVEL CEILING IS A 1-HR. RATED ASSEMBLY PER G/A-305.1. MECHANICAL DUCTS THAT PENETRATE UPPER LEVEL CEILING SHALL HAVE FIRE DAMPER.
10. REINFORCED CONCRETE FOUNDATION WALL, SEE STRUCTURAL PLANS.
11. CONCRETE CONTINUOUS FOOTING, SEE STRUCTURAL PLANS.
12. C.I.P. CONC. SLAB ON GRADE, SEE STRUCTURAL. SEE 1.1 GENERAL NOTES AA ON SHEET T-101.3
13. (1) LAYER 5/8" TYPE X GYPSUM BOARD W/ RESILIENT CHANNEL AT FLOOR/CEILINGS FOR 1 HOUR ASSEMBLY, PER DET. "D" ON SHEET A-305.1
14. 2x FRAMED CORRIDORS, SEE STRUCTURAL. (2) LYRS. TYPE X GYP. BD. AT UNDERSIDE OF TRUSSES FOR 1-HR. FIRE-RATED ASSEMBLY. SEE DETAIL B/A-305.1
15. *TYVEK WRAP WITH (1) LAYER GRADE 'D' FELT OVER APPLIED SHINGLE STYLE. FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL.*
16. OPEN WEB STEEL FLOOR TRUSS WITH 3" RIB METAL LATH AND 2-1/2" CONCRETE SLAB, PER STRUCTURAL
17. DURADECK MEMBRANE. EXTEND UP WALLS 6" MIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SLOPE DECKS TO DECK EDGE, 1/4"/FOOT MIN.
18. BLOWN-IN INSULATION. MIN. R-38 REQUIRED. FILL ENTIRE ATTIC.
19. 3½" MIN. BATT FLOOR/CLG. INSULATION IN JOIST SPACES. SOUND INSULATE AROUND ALL TOILET DRAIN PIPES FROM FIXTURE DOWN TO SLAB. SOUND INSULATE AROUND ALL ROOF DRAINS IN CAVITIES ADJACENT TO DWELLING UNITS.
20. DBL. GLAZED VINYL WINDOW, SEE FLASHING DETAIL B/A-301.1. CAULK ALL AROUND.



A / A-301.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

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MC29 - CONDO HOMES

1285 E Villa Vista Ave.
Millcreek, UT

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DESIGNED BY:

SHEET TITLE:
BUILDING SECTION

SHEET NUMBER:
A-301.1

MC29 - CONDO HOMES

VICINITY MAP

SHEET INDEX

C1	COVER SHEET
C2	SITE PLAN
C3	DEMOTION PLAN
C4	GRADING/DRAINAGE PLAN
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	BMP DETAILS
C8	DETAIL SHEET
C9	DETAIL SHEET
C10	SALT LAKE CITY PUBLIC UTILITY NOTES

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH MILLCREEK OR APWA STANDARDS AND SPECIFICATIONS.

MILLCREEK NOTES

1. Prior to any work being done in Millcreek's Right-of-way, an Excavation/Encroachment Permit needs to be obtained at https://millcreek.us/436/Publi-Works-Permits. Please contact Kalie Boska at kboska@millcreekut.gov with questions.
2. The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.
3. All ROW asphalt, concrete (curb, gutter, approaches, sidewalks, and on-site storm systems will be inspected by Ryan Bagshaw. Contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on-site inspections.
4. Any ROW concrete curb, gutter, and sidewalk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of the project.

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

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

BENCH MARK

WEST QUARTER CORNER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FOUND MONUMENT
ELEVATION = 4417.68

REVISIONS

Rev.	Date	Description

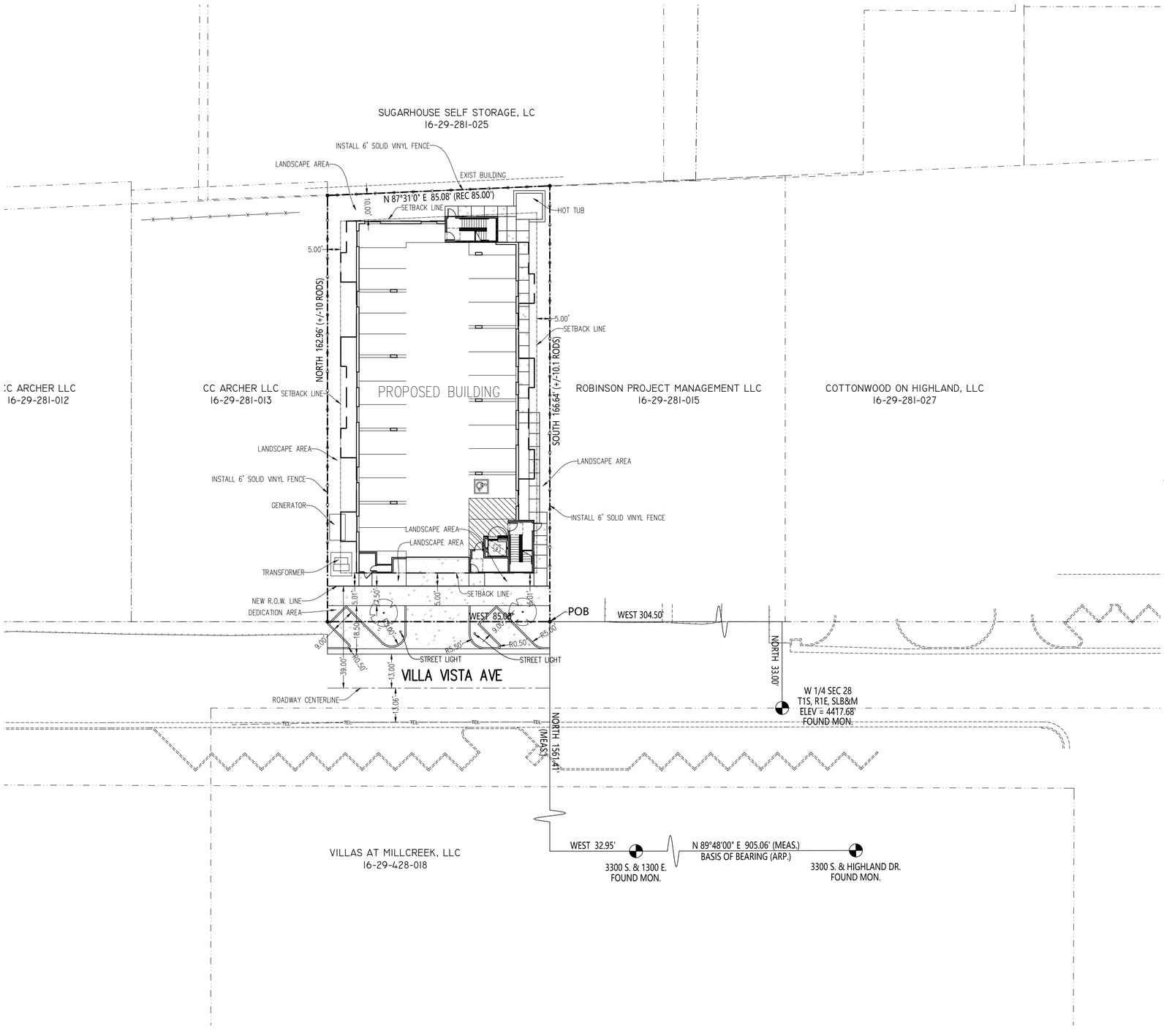
Developer: Russell Sorensen
10808 S. River Front Parkway 3015
South Jordan, UT 84095
801-301-4104, soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

MC29 - CONDO HOMES

MILLCREEK 1285 E Villa Vista Ave. UTAH

Drawn by: D.W.P.	COVER SHEET	Scale: NTS
Designed by: D.W.P.		Date: 12/29/25
Checked by: D.W.P.		C1



BOUNDARY DESCRIPTION

Beginning at a point located North 33.0 feet and West 304.5 feet from the East Quarter Corner of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point also being located 32.95 feet and North 1561.41 feet from the monument in the intersection of 3300 South 1300 East Streets; thence West 85 feet; thence North 162.96 feet; thence North 87°31'00" East along the southerly boundary of Elgin Orchard subdivision a distance of 85.08 feet; thence South 166.64 feet to the point of beginning.

Area = 0.322 Acres

MILLCREEK NOTES

1. Prior to any work being done in Millcreek's Right-of-way, an Excavation/Encroachment Permit needs to be obtained at https://millcreek.us/436/Publi-Works-Permits. Please contact Kalie Boska at kboska@millcreekut.gov with questions.
2. The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.
3. All ROW asphalt, concrete (curb, gutter, approaches, sidewalks, and on-site storm systems will be inspected by Ryan Bagshaw. Contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on-site inspections.
4. Any ROW concrete curb, gutter, and sidewalk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of the project.

GENERAL NOTES

1. ZONE=C-3
2. PARCEL: 16:29:281:014
3. REQUIRED LOT COVERAGE: MAX:80%, MIN:50%, PROVIDED: 64.4%
4. PROPOSED BUILDING SQUARE FOOTAGE INCLUDING COMMON DECKS AND UNIT DECKS.
   - LEVEL 1 (PARKING) = 8,270 S.F.
   - LEVEL 2 = 8,908 S.F.
   - LEVEL 3 = 9,175 S.F.
   - LEVEL 4 = 9,175 S.F.
   - LEVEL 5 = 9,175 S.F.
5. PARKING REQUIREMENTS:
   - 23 STALLS REQUIRED/PROVIDED IN PARKING GARAGE (1) OF WHICH IS VAN ACCESSIBLE.
   - 6 GUEST PARKING REQUIRED.
   - 2 STALLS ON-STREET IN FRONT OF BUILDING
   - 4 ADDITIONAL GUEST PARKING WILL BE PROVIDED BY AGREEMENT ON AN ADJACENT PROPERTY.
6. UNIT COUNT
   - (23) 2-BEDROOM, 2 BATH UNITS.
7. REQUIRED AMENITIES
   - 23 BEDROOMS REQUIRE 1 AMENITY SPACE PER TABLE 19.44-4

   PROVIDED:
   - COMMON DECK = 1,751 S.F.
   - CLUBROOM WITH SITTING AREA, TV, FIREPLACE, AND SERVING AREA = 1,362 S.F.
   - FITNESS ROOM = 991 S.F.
   - HOT TUB = 100 S.F.
8. STREET LIGHTING - SEE UTILITY PLAN FOR LIGHTPOLE LOCATIONS AND SEE DETAIL SHEETS FOR DETAIL.
9. THE SUBJECT PROPERTY HAS EXISTING STRUCTURES THAT WILL BE REMOVED.
10. THE EXISTING FENCES SURROUNDING THE PROPERTY WILL BE REPLACED.
11. THERE ARE NO KNOWN EASEMENTS ON THE PROPERTY.
12. THE PROPOSED PROJECT IS A NEW APARTMENT BUILDING.
13. TRASH WILL BE STORED INSIDE THE BUILDING.

LAND USE TABULATIONS

TOTAL AREA:	14,008 S.F. = 0.3216 ACRES		
ROW DEDICATION AREA:	1,158 S.F.		
REMAINING LOT AREA:	12,850 S.F.	=	100%
BUILDING AREA:	8,270 S.F.	=	64.4%
IMPERVIOUS AREA:	1,104 S.F.	=	8.6%
LANDSCAPE AREA:	3,476 SF	=	27.0%

(REQUIRED LANDSCAPE=2,599 SF OR 20% HAVE 27%)
BUILDING LOT COVERAGE IS 64.4%

DISCLOSURE NOTE

NO ACTIVE FAULTS ARE MAPPED AS BEING LOCATED ON THE PROPERTY. THE NEAREST SURFACE TRACE OF A MAPPED ACTIVE FAULT IS THAT OF THE WASATCH FAULT, APPROXIMATELY 375 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE PROPERTY (UTAH GEOLOGICAL SURVEY, 2021)

REGISTERED PROFESSIONAL ENGINEER
12/29/25
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

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

BENCH MARK

WEST QUARTER CORNER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FOUND MONUMENT
ELEVATION = 4417.68

REVISIONS

Rev.	Date	Description

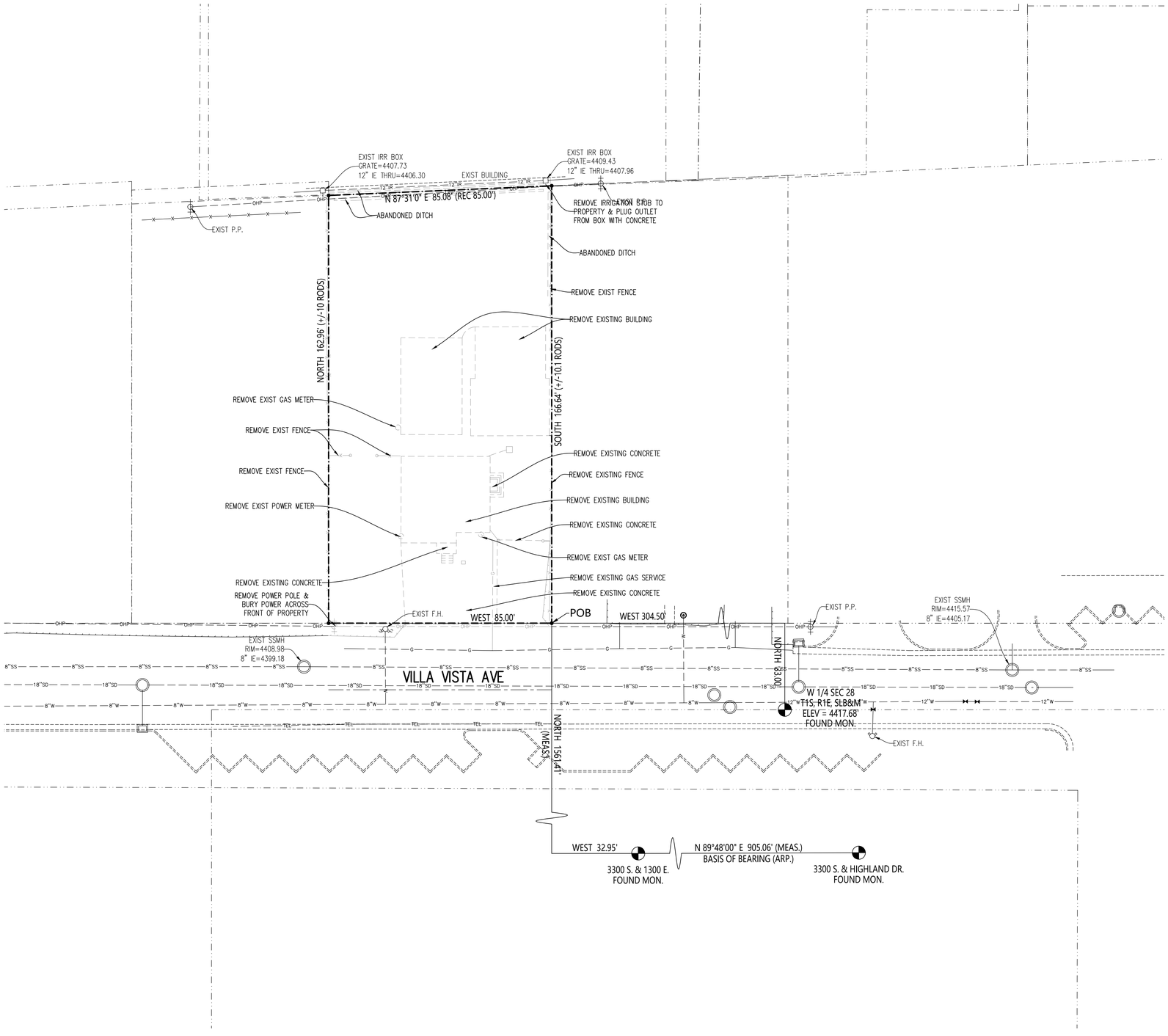
Developer: Russell Sorensen
10808 S. River Front Parkway 3015
South Jordan, UT 84095
801-301-4104, soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

MC29 - CONDO HOMES

MILLCREEK 1285 E Villa Vista Ave. UTAH

Drawn by: D.W.P.	SITE PLAN	Scale: 1"=20'
Designed by: D.W.P.		Date: 12/29/25
Checked by: D.W.P.		C2



20 10 0 20 40 60

Scale 1" = 20'

MILLCREEK NOTES

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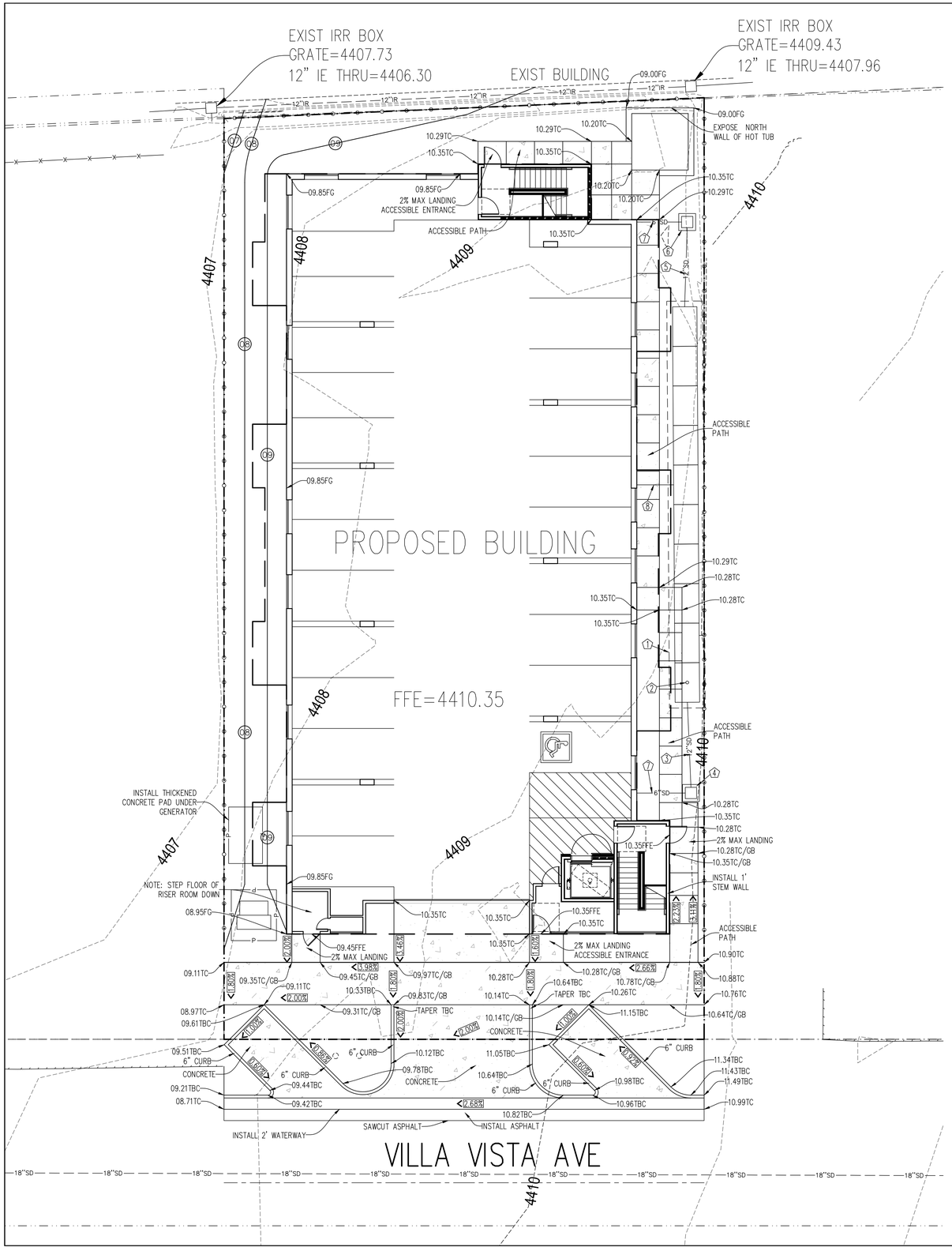
DEMOLITION PLAN

C3



STORM DRAIN KEYED NOTES

1. INSTALL STORMTECH UNDERGROUND STORAGE SYSTEM WITH (10) SC-800 CHAMBERS W/ (2) END CAPS. INSTALL 6" OF STONE ABOVE CHAMBERS AND 6" OF STONE UNDER SYSTEM. SYSTEM STORES 992 CUBIC FEET. TOP OF GRAVEL=4408.75, TOP OF CHAMBERS=4408.25, BOTTOM OF CHAMBERS=4405.50, BOTTOM OF GRAVEL=4405.00, 12" IE IN=4405.66, INSTALL PER STORMTECH STANDARD DETAILS. ROW OF CHAMBERS IS TO BE INSTALLED AS AN ISOLATOR ROW.
2. INSTALL INSPECTION PORT
3. INSTALL 15 L.F. 12" ADS N-12 @ S=2%
4. INSTALL 2'X2' CATCH BASIN WITH GRATE, GRATE=4410.28, 6" IE IN=4406.46, 12" IE OUT=4405.96
5. INSTALL 14 L.F. 12" ADS N-12 @ S=2%
6. INSTALL 2'X2' CATCH BASIN WITH GRATE, GRATE=4410.29, 6" IE IN=4406.44, 12" IE OUT=4405.94
7. INSTALL 8 L.F. 6" ADS @ S=4%
8. INSTALL 7 L.F. 6" ADS @ S=4%, CONNECT TO ROOF DRAIN AT BUILDING. CONNECT TO CHAMBER WITH INSERTA-TEE.

10 5 0 10 20 30

Scale 1" = 10'

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
	PROPOSED CONTOUR
	STORM DRAIN KEYED NOTE

GRADING NOTE

1. LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE MILLCREEK PUBLIC WORKS DEPARTMENT.

FEMA FLOOD ZONE:

FIRM PANEL 49035C0303G ZONE X, EFFECTIVE 09/25/2009.

MILLCREEK NOTES

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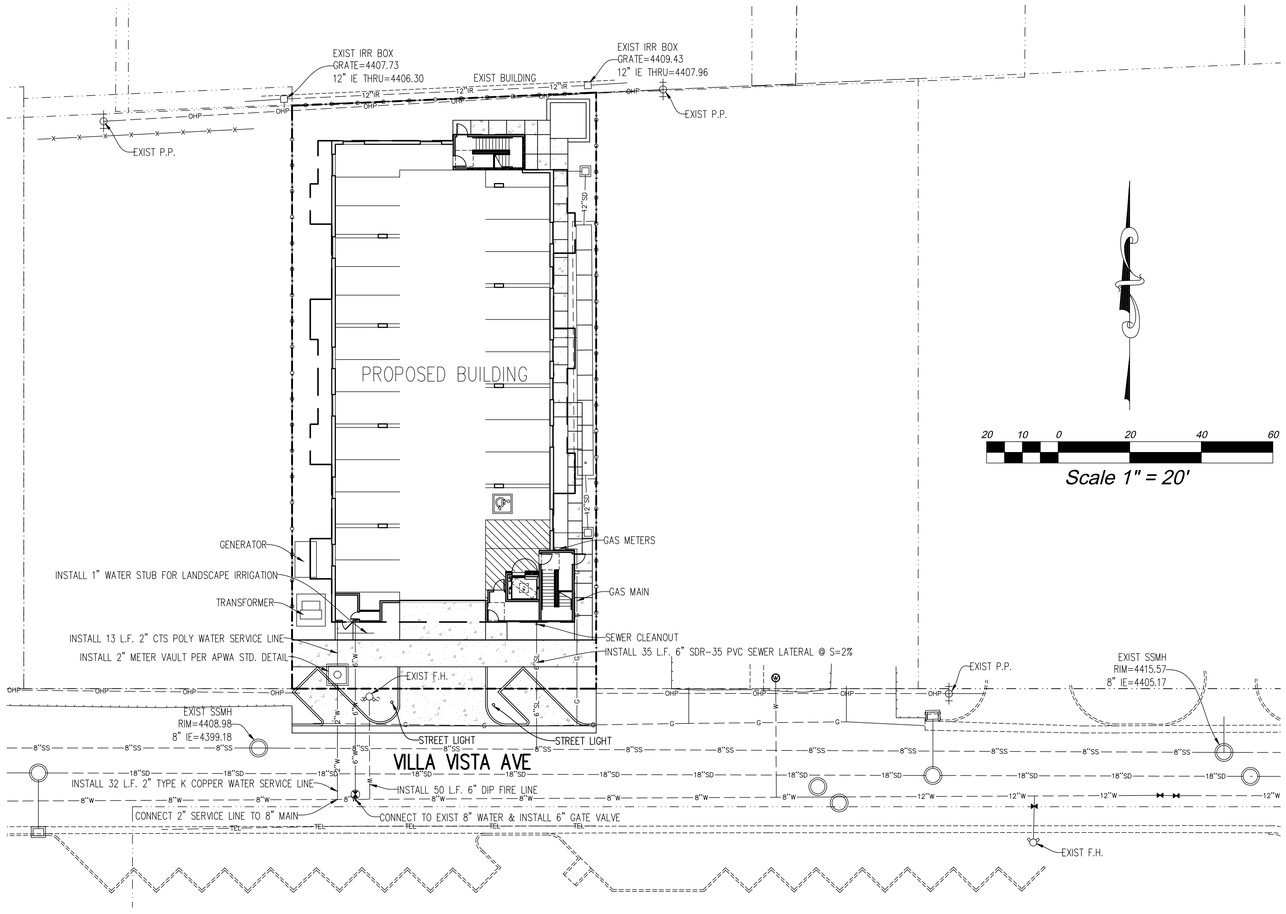
Designed by: D.W.P.
Checked by: D.W.P.

GRADING/DRAINAGE PLAN

Scale: 1"=10'
Date: 12/29/25

C4



UTILITY NOTE:

1. POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE SLCDPU UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN EXAMINER.

MILLCREEK NOTES

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STORM DRAIN DESIGN:

SEE GRADING SHEET FOR STORM DRAIN DESIGN.

UTILITY LEGEND

	SIDEWALK/CONCRETE
8"W	CULINARY WATER PVC C-900
8"SS	SEWER PIPE PVC SDR-35
15"SD	STORM DRAIN PIPE ADS
	EDGE OF ASPHALT
X X	EXIST FENCE
O O	NEW FENCE
P P	OVERHEAD POWER LINE
P	BURIED POWER LINE
TV	TELEVISION LINE
TEL	TELEPHONE LINE
G	GAS LINE

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UTILITY PLAN

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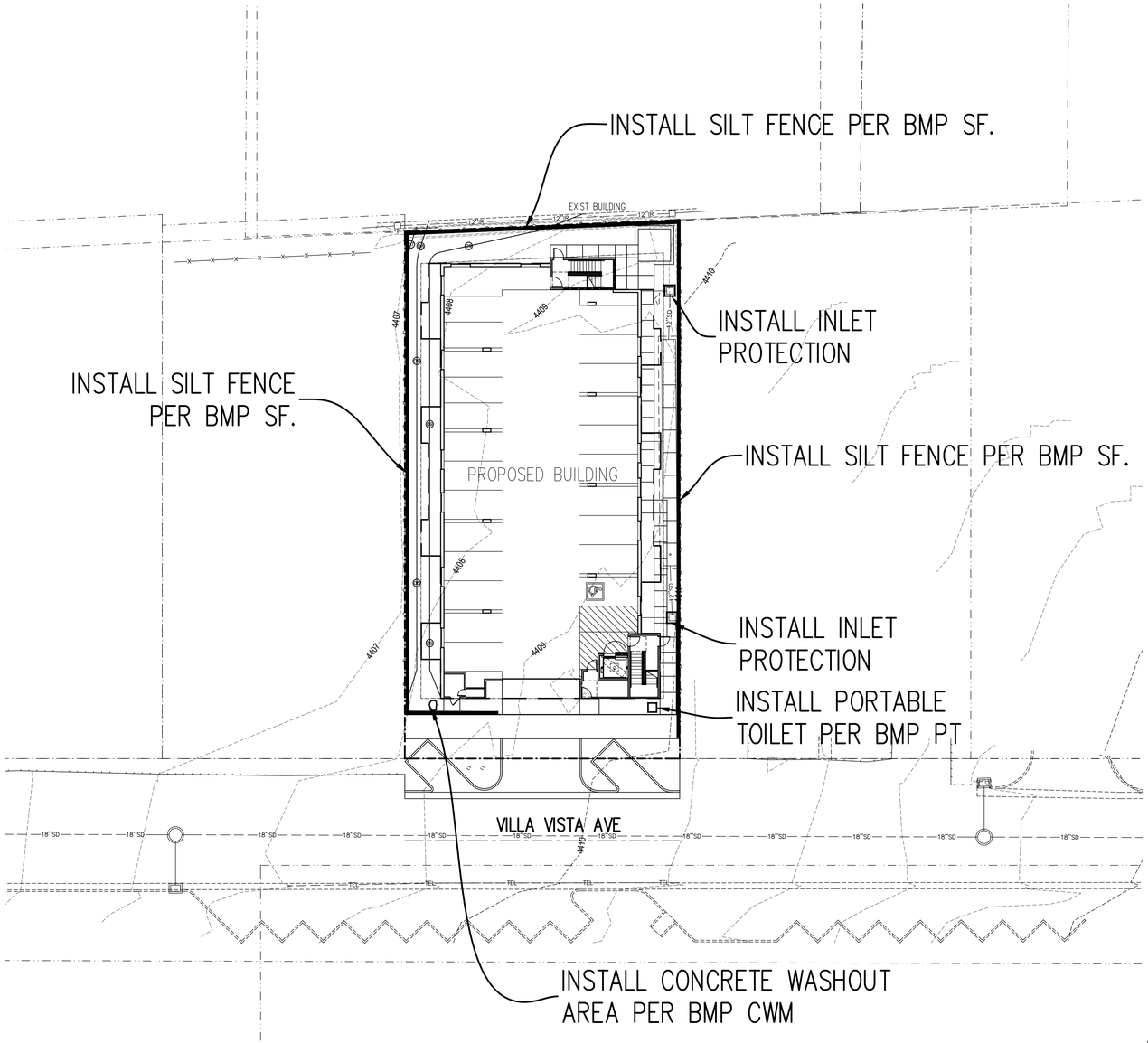
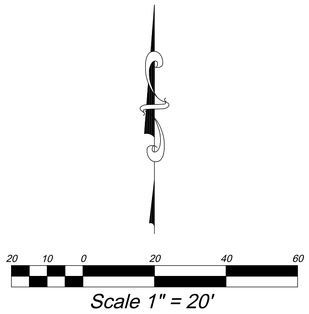
C5





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EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
4. INSTALL PORTABLE TOILET AS PER BMP PT
5. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. INSTALL FILTER FABRIC UNDER GRATE..
6. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
10. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
11. ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.72

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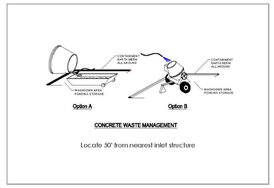
EROSION CONTROL PLAN

C6

BMP: Concrete Waste Management — CWM
Construction



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.

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

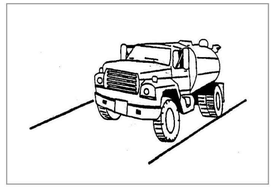
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, 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. (6" tall by 6" wide).
- 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.

8

BMP: Dust Controls — DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

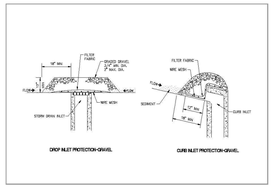
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

13

BMP: Inlet Protection-Gravel — IP-G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

25

BMP: Land Grading — LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

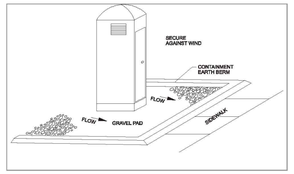
LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

Adapted from EPA – Stormwater Menu of BMPs

29

BMP: Portable Toilets — PT
Construction



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.

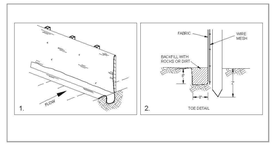
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection 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.

35

BMP: Silt Fence — SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

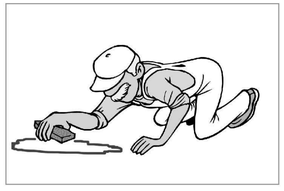
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

40

BMP: Spill Clean-Up — SCU
Construction



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

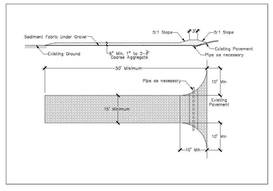
APPLICATION:
All sites

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 the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

42

BMP: Stabilized Construction Entrance — SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

43

BMP: Street Sweeping — SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

45

MILLCREEK NOTES

1. Prior to any work being done in Millcreek's Right-of-way, an Excavation/Encroachment Permit needs to be obtained at https://millcreek.us/436/Publi-Works-Permits. Please contact Kalie Baska at kbaska@millcreekut.gov with questions.
2. The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.
3. All ROW asphalt, concrete (curb, gutter, approaches, sidewalks, and on-site storm systems will be inspected by Ryan Bagshaw. Contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on-site inspections.
4. Any ROW concrete curb, gutter, and sidewalk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of the project.

REGISTERED PROFESSIONAL ENGINEER
12/29/25
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

Know what's below. Call before you dig.

BENCH MARK

WEST QUARTER CORNER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FOUND MONUMENT
ELEVATION = 4417.68

REVISIONS

Rev.	Date	Description

Developer: Russell Sorensen
10808 S. River Front Parkway 3015
South Jordan, UT 84095
801-301-4104, soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

MC29 - CONDO HOMES

MILLCREEK 1285 E Villa Vista Ave. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

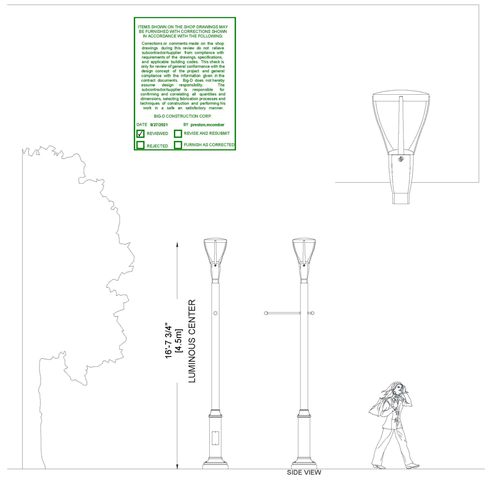
BMP DETAILS

Scale: NTS
Date: 12/29/25
C7

cyclone LIGHTING

APPROVAL – SPECIFICATION

Project: **Millcreek UT – Cottonwood Highland Apartments** | Order: SO0310067



Stamp/Approval	File: CLE17T4D - SO0310067 - MILLCREEK UT - COTTONWOOD HIGHLAND APARTMENTS
Name: Date:	Date : **24/09/2021** Page : **1/3**
	Designer: **A. GIOL**

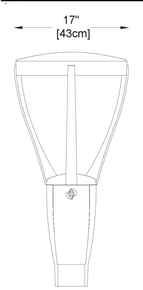
Cyclone Lighting Inc. - Phone : 450-434-5000 - Fax : 450-434-5001, 2175 Boulevard des Entreprises, Terrebonne, QC. J6Y 1W9, info@cyclonelighting.com

cyclone LIGHTING

APPROVAL – SPECIFICATION

Project: **Millcreek UT – Cottonwood Highland Apartments** | Order: SO0310067

Tag: AZA Luminaire: **CLE17T4D-FGC-3-40W-4K-120-10KV-PT-BZ-SM** Qty: 9



Luminaire components

Fitter Module: Cast A356 aluminum round shape. Complete with removable door module, equipped with a tool-free opening system, that provides a tight compression when closed. This allows access to the block connector and driver module. The base is attached to the pole using set screws. Fits on a 4" (10cm) outside diameter x 3" (7cm) long tenon. Four cast aluminum arms are welded to the base. A molded ring is welded at the top end to support the lens module. The certification, maintenance and coding labels of the luminaire are located inside the fitter.

Optical/electrical components

Optical Module: The Orion LED optical engine is mechanically assembled to the optical module. The optical module has integrated hinges and stainless-steel latch that allows tool-free access to the driver. The cast A360.2 aluminum heat sink/optical module is optimized to minimize the LEDs operating temperature, increasing their longevity and efficiency. A flat lens in **clear tempered glass (FGC)** is attached to a cast aluminum frame. The high efficiency 40W, 4000K (White) Orion LED optical engine is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical acrylic lenses are designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The optical acrylic lenses are sealed on the LED board. Produces 0% up light. (Flat lens only) The light distribution type according to IES is **III (3)**

Driver module: The self-adjusting **120-277VAC** or **347-480VAC.** Class 1 (100W to 120W) or Class 2 (20 to 80W) driver is removable. Primary voltage at ☐ **MVOLT (120-277),** ☐ **HVOLT (347-480),** ☒ **120V,** ☐ **208V,** ☐ **240V,** ☐ **277V,** ☐ **347V,** ☐ **480V,** ☐ **Volt to be determined**, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature: -40°F (-40°C) to 130°F (50°C). ROHS compliant. Complete with a 3-Pole **10kV/5kA** surge protector for Line-Ground, Line-Neutral and Neutral-Ground according to IEEE/ ANSI C82.77-5-2. The controller offers a 0–10-volt output.

Generals/Options

Wiring/hardware: Type TEW 14-7. 12" (30cm) minimum exceeding from luminaire. All electrical connections between modules are made with quick-disconnect connectors for easy maintenance. All exposed hardware is stainless steel. Silicone gaskets are used for a weather seal.

Color: DARK BRONZE RAL8019 (BZ) / Finish: textured (TX) ☐ **or smooth (SM)**☒ . Application of a durable polyester powder coating meets AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Vibration resistance: The luminaire meets the 1.5G vibration requirements according to ANSI C136 / 31.

Photocell (PT): Twist lock type, **120** volts. Including seven (7) pin receptacle (ANSI C136.41), installed inside the fitter.

EPA: **1.4 ft²** Weight: **42 lbs / 19 kg**

Stamp/Approval	File: CLE17T4D - SO0310067 - MILLCREEK UT - COTTONWOOD HIGHLAND APARTMENTS
Name: Date:	Date : **24/09/2021** Page : **2/3**
	Designer: **A. GIOL**

Cyclone Lighting Inc. - Phone : 450-434-5000 - Fax : 450-434-5001, 2175 Boulevard des Entreprises, Terrebonne, QC. J6Y 1W9, info@cyclonelighting.com

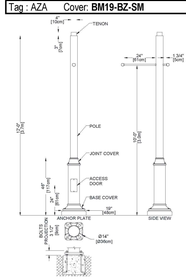
cyclone LIGHTING

APPROVAL – SPECIFICATION

Project: **Millcreek UT – Cottonwood Highland Apartments** | Order: SO0310067

Tag : AZA Pole: **PV62-12-TN43-BHB3556_24_S1_120_0-BZ-TX** Qty :**9**

Tag : AZA Cover: **BM19-BZ-SM** Qty :**9**



Components

Pole: Round shape. Made from a 5 9/16"(13cm) Ø, 6061-T6 aluminum alloy tubing, welded to an 8 5/8"(22cm) Ø base. The wall thickness of the pole is **1/4"(6mm) (PV62)** . Welded to both the top and the bottom of an anchor plate.

Access door: Covering a 4"x9" (10cmx22cm) opening with a sealing joint. Giving access to the copper ground lug.

Decorative cover: Round shape. A two-piece base cover and joint cover, made of cast aluminum, mechanically secured together.

Bolt circle: 14"(36cm) Ø. Available from 12" to 14 3/4"(30cm to 41cm) Ø.

Anchor bolts: Supplied by Cyclone: 3/4" x 20"(17+3)
Fully galvanized anchor bolts c/w nuts & washers for levelling.

Generals/Options

Hardware: All exposed hardware is stainless steel. EPDM and/or silicone gasketing is applied

Color: DARK BRONZE RAL8019 (BZ) / Finish: textured (TX) ☒ **or smooth (SM)** ☐. Application of a durable polyester powder coating meets AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Banner arm: Made of 1"(2.5cm) Ø aluminum rods with decorative finials, "breakaway" type, secured on a permanent sleeve.

Any accessories, added or modified that are not described on this approval drawing will automatically void the warranty unless a written consent is given by Cyclone Lighting.

EPA: **10.36 ft²** Weight: **60.4 lbs / 27.4 kg**

Stamp/Approval	File: CLE17T4D - SO0310067 - MILLCREEK UT - COTTONWOOD HIGHLAND APARTMENTS
Name: Date:	Date : **24/09/2021** Page : **3/3**
	Designer: **A. GIOL**

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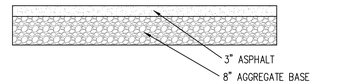
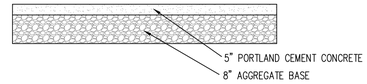
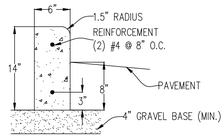


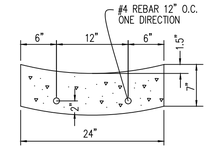
ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION



6" CURB DETAIL



24" CONCRETE WATERWAY

NOTE: USE 2" STEEL CHAIR SUPPORTS 18" O.C. FOR SPECIFIED REBAR.

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.

SUBGRADE: See APWA Section 32 05 10 (Backfilling Roadways) for preparation and proof rolling of roadway, curb and gutter, and sidewalk.

UNTREATED BASE COURSE: Shall be Grade 1 as per APWA Section 32 11 23 (Aggregate Base Courses). Place fill in no greater than 6-inch compacted lifts as per APWA Section 32 05 10 (Backfilling Roadways). Compact to no less than 95% relative density based on the Modified Proctor Density as required in APWA Section 31 23 26 (Compaction).

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%.

EXPANSION JOINT: Provide 1/2" thick preformed expansion joint filler F1-bituminous mastic as per APWA Section 32 13 73 (Concrete Paving Joint Sealants) at a minimum of 40 feet and a maximum of 60 feet intervals.

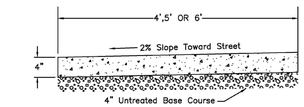
CONTRACTION JOINT: Score lines shall be placed to create square panels in sidewalk. (When contiguous sidewalk is constructed, score lines shall align with curb score lines, with an additional sidewalk score line between curb score lines to provide a maximum of 6' spacing.)

CURB WALL: Shall have a 3/4 inch vertical chamfered joint at 12 feet spacing. Exposed surface of wall is to have a smooth finish free from irregularities.

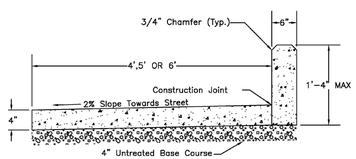
SIDEWALK WIDTH: See Plan Sheets or Standard Plan 115.

TRIP HAZARD: Changes in elevation greater than 1/4" shall be beveled with a slope no greater than 1V:2H.

	SIDEWALK	STANDARD PLAN 145 SHEET 1 OF 2



NO. 1 SIDEWALK



NO. 2 SIDEWALK

	SIDEWALK	STANDARD PLAN 145 SHEET 2 OF 2

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
12/29/25
STATE OF UTAH

MILLCREEK NOTES

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SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

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

BENCH MARK

WEST QUARTER CORNER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FOUND MONUMENT
ELEVATION = 4417.68

REVISIONS

Rev.	Date	Description

Developer: Russell Sorensen
10808 S. River Front Parkway 3015
South Jordan, UT 84095
801-301-4104, soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
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P: (801) 756-4504; david@excelcivil.com

MC29 - CONDO HOMES

MILLCREEK 1285 E Villa Vista Ave. UTAH

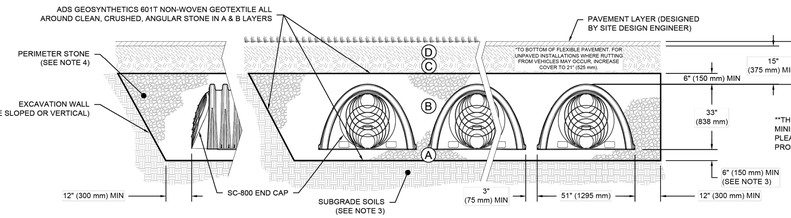
Drawn by:	Scale:
D.W.P.	NTS
Designed by: D.W.P.	Date: 12/29/25
Checked by: D.W.P.	C8

DETAIL SHEET

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

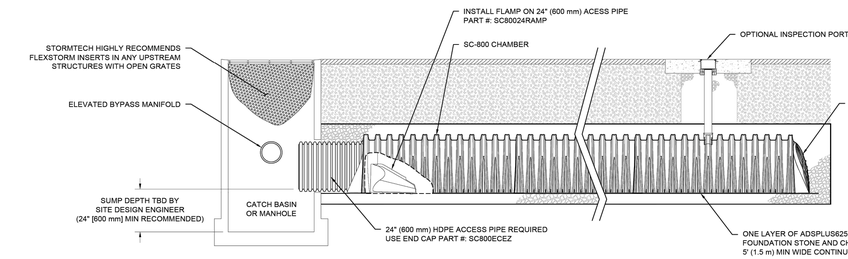
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2" (50 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/% AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STANDARD CROSS SECTION SC-800 CHAMBER
DATE: 04/10/2025 | DRAWN: SMW | CHECKED: JLM | DRAWING #: 721-830
DESCRIPTION: CHAMBER SPACING VARIES (150 mm)
DATE: 04/10/2025 | DRAWN (CHKD): SMW/ JLM
THE DESIGN, DETAIL, DIMENSIONS, SPECIFICATIONS, AND/OR OTHER INFORMATION PROVIDED HEREIN ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY AND UNDER THE DIRECTION OF A LICENSED ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW AND APPROVE ALL DESIGN ASPECTS PRIOR TO CONSTRUCTION. THE SITE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER DESIGN OF THE STORMWATER MANAGEMENT SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS SPECIFIED AND ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS ARE MET IN THE DESIGN. ADS ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE DESIGN DEVELOPED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR REVIEWING AND APPROVING THE FINAL DESIGN AND ENSURING ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT.

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

1 SHEET OF 1



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

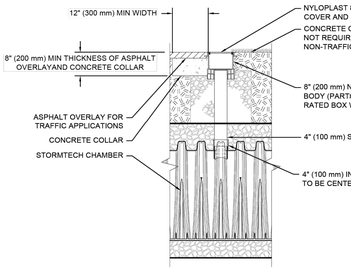
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

ISOLATOR ROW PLUS SC-800 CHAMBER
DATE: 04/16/2025 | DRAWN: SMW | CHECKED: JLM | DRAWING #: 721-830
DESCRIPTION: ISOLATOR ROW PLUS
DATE: 04/16/2025 | DRAWN (CHKD): SMW/ JLM
THE DESIGN, DETAIL, DIMENSIONS, SPECIFICATIONS, AND/OR OTHER INFORMATION PROVIDED HEREIN ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY AND UNDER THE DIRECTION OF A LICENSED ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW AND APPROVE ALL DESIGN ASPECTS PRIOR TO CONSTRUCTION. THE SITE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER DESIGN OF THE STORMWATER MANAGEMENT SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS SPECIFIED AND ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS ARE MET IN THE DESIGN. ADS ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE DESIGN DEVELOPED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR REVIEWING AND APPROVING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT.

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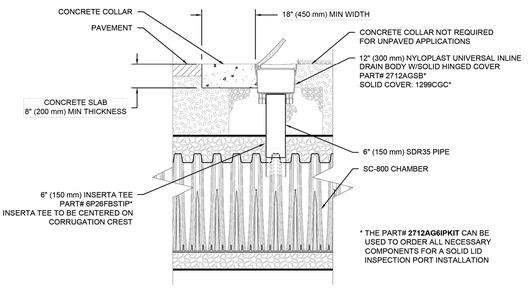

SC-800 6" (150 mm) INSPECTION PORT DETAIL
NTS

6" INSPECTION PORT DETAIL SC-800 CHAMBER
DATE: 11/14/23 | DRAWN: JLM | PROJECT #: | CHECKED: CJD
THE DESIGN, DETAIL, DIMENSIONS, SPECIFICATIONS, AND/OR OTHER INFORMATION PROVIDED HEREIN ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY AND UNDER THE DIRECTION OF A LICENSED ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW AND APPROVE ALL DESIGN ASPECTS PRIOR TO CONSTRUCTION. THE SITE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER DESIGN OF THE STORMWATER MANAGEMENT SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS SPECIFIED AND ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS ARE MET IN THE DESIGN. ADS ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE DESIGN DEVELOPED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR REVIEWING AND APPROVING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR REVIEWING THE FINAL DESIGN AND ENSURING THAT ALL APPLICABLE AND PROJECT REQUIREMENTS ARE INCORPORATED INTO THE DESIGN. THE SITE DESIGN ENGINEER IS SOLELY RESPONSIBLE FOR SETTING APPROPRIATE CONSTRUCTION STAKEOUT TOLERANCES AND FOR CONSTRUCTION VERIFICATION OF THE STORMWATER MANAGEMENT SYSTEM. ADS ASSUMES NO RESPONSIBILITY FOR STAKEOUT OR CONSTRUCTION VERIFICATION. ADS DOES NOT REVIEW SITE PLANS FOR ANY PROJECT UNLESS THE PROJECT INCLUDES ADS PERSONNEL PROVIDING ONSITE CONSULTATION DURING THE CRITICAL STAGES OF THE PROJECT.

StormTech® Chamber System

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888-892-2694
WWW.STORMTECH.COM

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REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
12/29/25

MILLCREEK NOTES

1. Prior to any work being done in Millcreek's Right-of-way, an Excavation/Encroachment Permit needs to be obtained at https://millcreek.us/436/Publi-Works-Permits. Please contact Kalie Boska at kboska@millcreekut.gov with questions.
2. The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.
3. All ROW asphalt, concrete (curb, gutter, approaches, sidewalks, and on-site storm systems will be inspected by Ryan Bagshaw. Contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on-site inspections.
4. Any ROW concrete curb, gutter, and sidewalk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of the project.

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

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

BENCH MARK

WEST QUARTER CORNER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FOUND MONUMENT
ELEVATION = 4417.68

REVISIONS

Rev.	Date	Description

Developer: Russell Sorensen
10808 S. River Front Parkway 3015
South Jordan, UT 84095
801-301-4104, soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

MC29 - CONDO HOMES
MILLCREEK 1285 E Villa Vista Ave. UTAH

Drawn by: D.W.P.	DETAIL SHEET	Scale: NTS
Designed by: D.W.P.		Date: 12/29/25
Checked by: D.W.P.		C9

Salt Lake City Public Utilities GeneralNotes

1. 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 DRINK ING 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 A LL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. 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 ENG NEERING- 483-6781

INSPECTIONS. PERMITS.CO"TRACTS & AGREEMENTS - 483-6727

PRETREATMENT - 799-4 002

STORM WATER - 483-6751

SLC DEPARTMENTS:

ENGINEERING- PUBLIC WAY PERMITS AND ISSUES - 535-6248

ENGINEERING- SUBDIVISIONS- 535-6159

FIRE DEPARTMENT- 535-6636

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 - 365-468-3913

·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- 538-7240

3. 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.

4. PERMITS, FEES AND AGRE·EMENTS

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 MAIN$.

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 PREVENTI ON PLAN MUST BE SUBMITIED 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 GLEAN WHEEL ORDINANCE.

5. 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 6Y SALT LAKE CITY ENGINEERING, UOOT, 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 .

6. 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 TRAFFI C CONTROL DEVI CES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC

TRANSPORTATION MUST APPROVE ALL PROJECT H.AUL ROUTES (535-7129).

THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SAL LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. 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 AISI TAKES 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. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT

LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. 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.

9. 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 ASPHALI, 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.

10 _ 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 .

11. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR OUST 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

12. 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.

13. 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 CONTRACTORS 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.

14. WATER,FIRE, SANITARY SEWER AND STORM DRAINAGE UTIUTIES

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 RESPONSBI LE fOR REPAIRING ANY DAMAGE,CAUSED BY ANY CONDITION INCLUDING SETILEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT AIEI XISTING 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 UTILTIES 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 SLUE 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 WRITIEN 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 WRITIEN 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.HQURS (COMMERCIAUINDUSTRIAL) 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. S ALVAGE-

ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES. AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITIINGS MUST BE RETURNED TO SLC PUBLIC UTILTIES (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 UTILTIES (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 INSTAILATIONS 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 BOXS 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 SUBMITIEO 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 CAPPED AT PROPERTY LINE 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."

MILLCREEK NOTES

1. Prior to any work being done in Millcreek's Right-of-way, an Excavation/Encroachment Permit needs to be obtained at https://millcreek.us/436/Publi-Works-Permits. Please contact Kalie Boska at kboska@millcreekut.gov with questions.
2. The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.
3. All ROW asphalt, concrete (curb, gutter, approaches, sidewalks, and on-site storm systems will be inspected by Ryan Bagshaw. Contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on-site inspections.
4. Any ROW concrete curb, gutter, and sidewalk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of the project.

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

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — 12/29/25 — STATE OF UTAH

REVISIONS

Rev.	Date	Description

Developer: Russell Sorensen
10808 S. River Front Parkway 3015
South Jordan, UT 84095
801-301-4104, soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

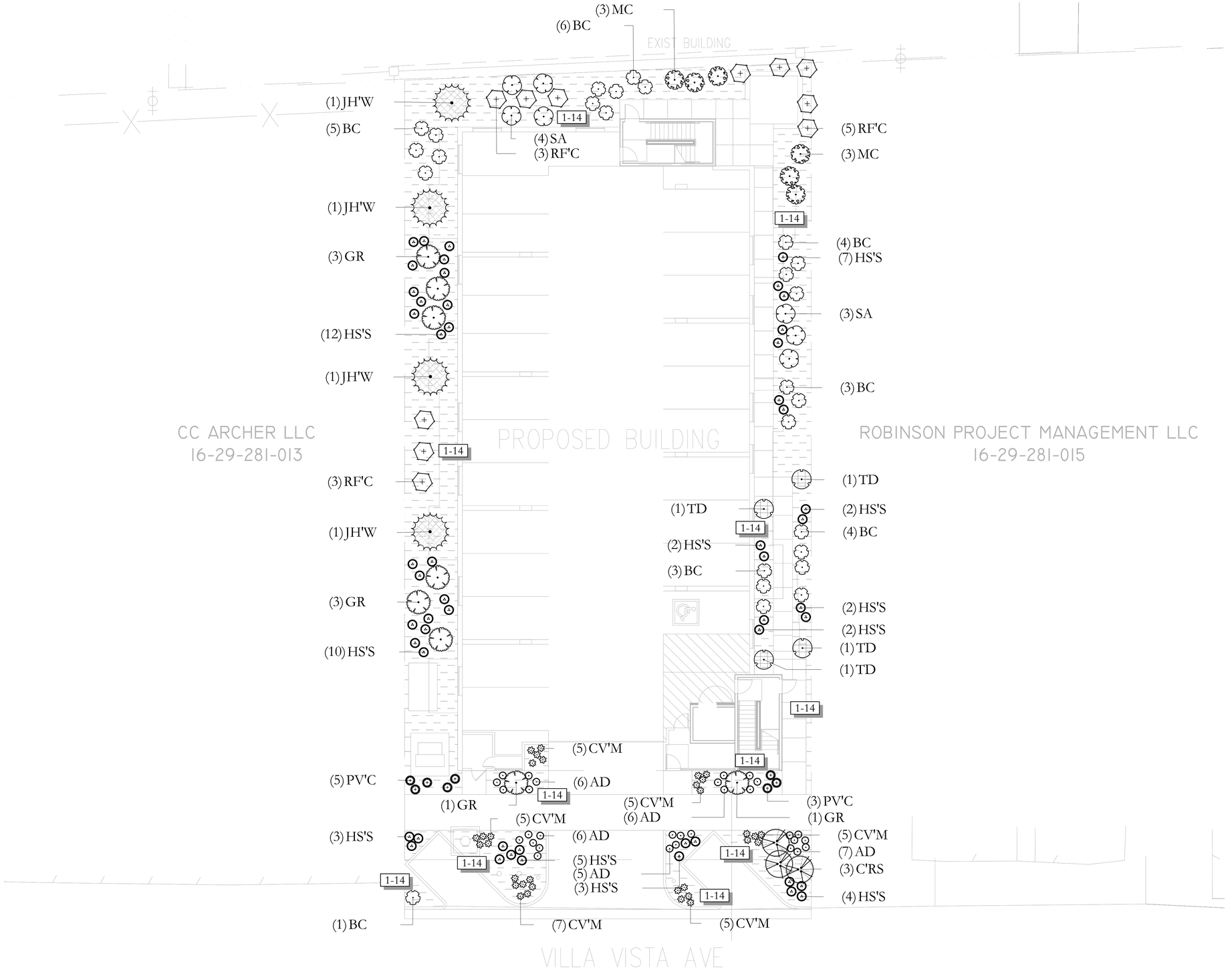
MC29 - CONDO HOMES

MILLCREEK 1285 E Villa Vista Ave. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SALT LAK CITY PUBLIC UTILITY NOTES

Scale: NTS
Date: 12/29/25
C10



PLANT MATERIALS

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	C'RS	3	Cercis canadensis 'JN2' The Rising Sun™ Eastern Redbud Moderate; 10-12' tall x 8' wide; sun to part shade; z5; Utah Lake water tolerant	15 gal	1.5"Cal
	GR	8	Ginkgo biloba 'Grindstone' Grindstone Maidenhair Tree	15 gal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	BC	26	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	5 gal
	RF'C	11	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal
	SA	7	Symphoricarpos albus Common Snowberry	5 gal
EVERGREEN SHRUBS				
	JH'W	4	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	5 gal
	MC	6	Mahonia aquifolium `Compacta` Compact Oregon Grape	5 gal
	TD	4	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	5 gal
GRASSES				
	HS'S	52	Helictotrichon sempervirens `Sapphire` Blue Oat Grass Tw1; 4x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	1 gal
	PV'C	8	Panicum virgatum PRAIRIE WINDS 'Cheyenne Sky' Cheyenne Sky Switch Grass Tw2; 3x2; AV 3; sun; z4; Utah Lake water tolerant	1 gal
PERENNIALS				
	AD	30	Anacyclus depressus Altas Daisy	5 gal
	CV'M	32	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,740 sf

ISSUE DATE	PROJECT NUMBER
2/2/2026	UT26005

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/06/2026

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

NORTH

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

MC29
1285 E VILLA VISTA AVE
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

MIKE OBORN
801-502-6555

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW ANDREWSEN
812815-5301
2/2/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	2/2/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION RATION): < 3.0
d. % OM (PERCENT ORGANIC MATTER): >1%
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

LANDSCAPE PLAN NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.

- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLANS TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 2' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS

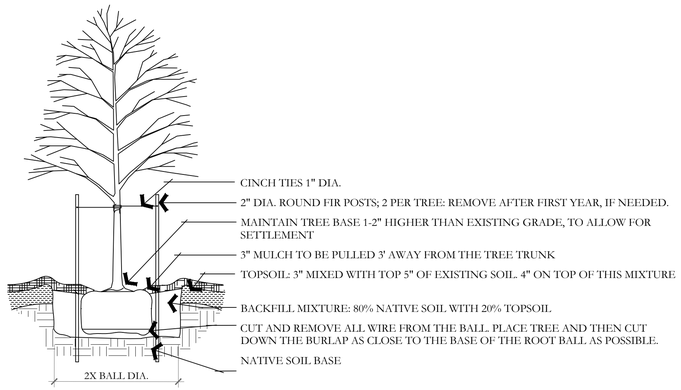
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,740 sf

PLANT MATERIALS

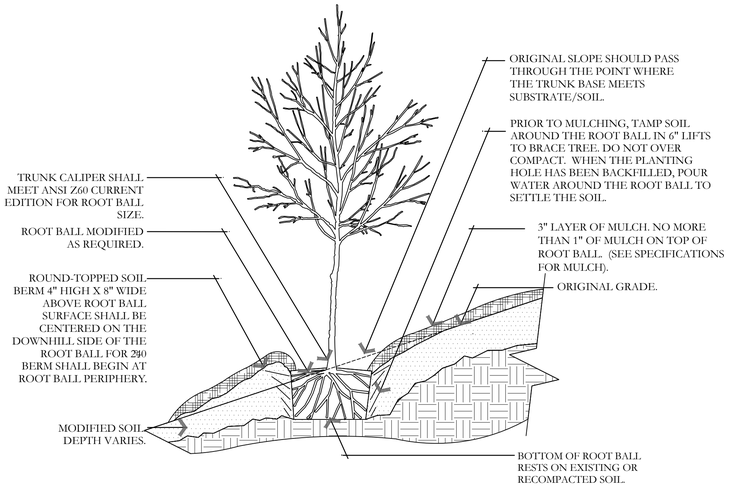
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	CRS	3	Cercis canadensis 'JN2' The Rising Sun™ Eastern Redbud Moderate; 10-12' tall x 8' wide; sun to part shade; z5; Utah Lake water tolerant	15 gal	1.5"Cal
	GR	8	Ginkgo biloba 'Grindstone'



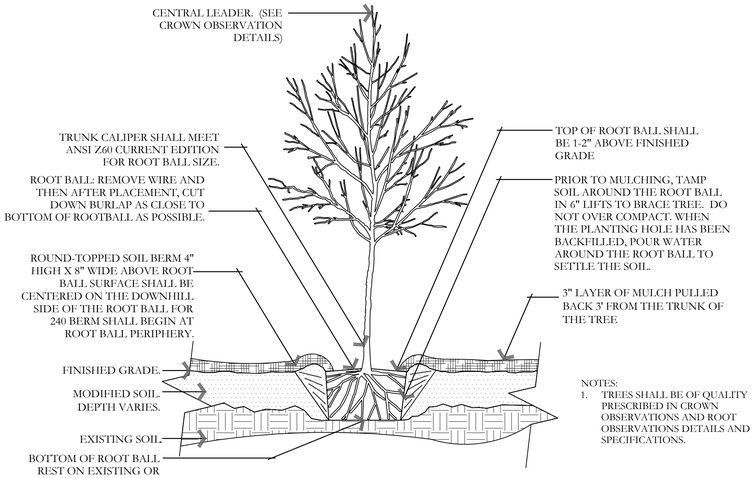
A DECIDUOUS TREE PLANTING

NOT TO SCALE



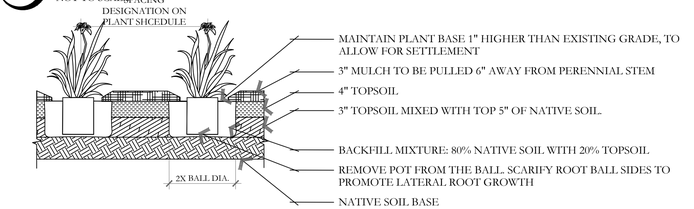
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



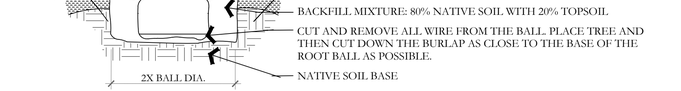
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



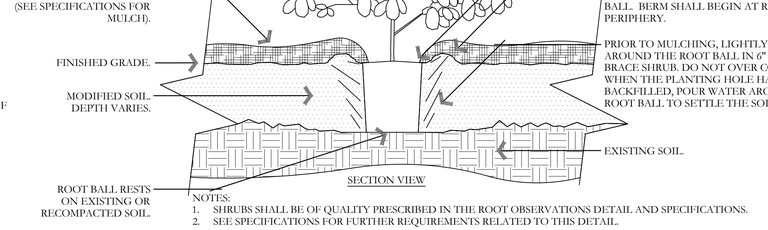
F PERENNIAL PLANTING

NOT TO SCALE



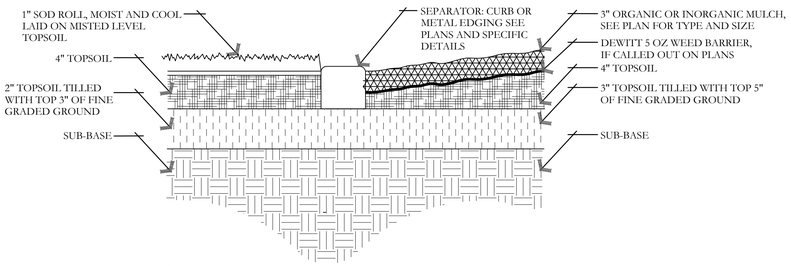
D EVERGREEN TREE PLANTING

NOT TO SCALE



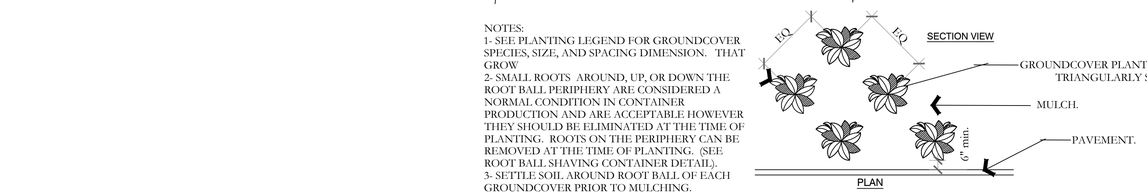
E SHRUB - MODIFIED SOIL

NOT TO SCALE



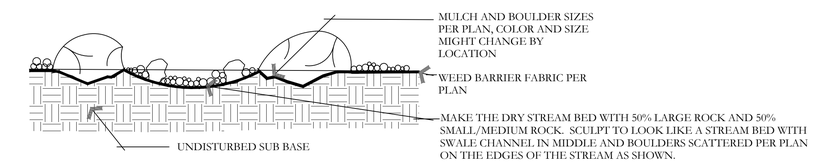
I SOD LAYING/MULCH DETAIL

NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/2/2026	UT26005	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/06/2026	MC29 1285 E VILLA VISTA AVE SOUTH JORDAN, UTAH	MIKE OBORN 801-502-6555	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	JEREMY ANDREW ANDREWSEN 812121-5301 LICENSED LANDSCAPE ARCHITECT 2/2/2026 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 2/2/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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

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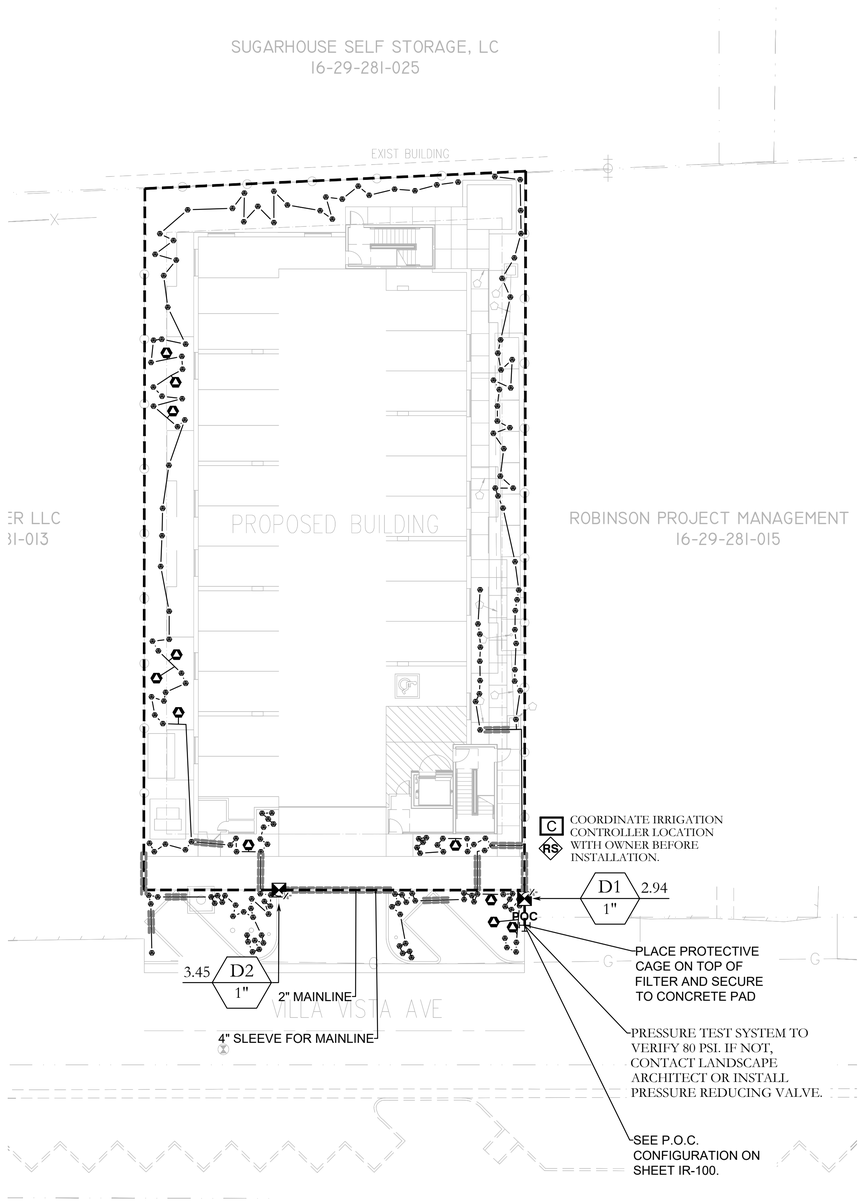
LANDSCAPE DETAILS

CITY PERMIT SET

LP-501



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC SOURCE DATA

SHUTOFF VALVE

AMIAD SCREEN FILTER

MASTER VALVE

1" FLOW SENSOR

QUICK COUPLER

IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	180
	Rain Bird XFS-09-18 Drip Ring(TREE)	11

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
F	Amiad 2-T-S-SCAN-Steel Screen 200mm Amiad 2in. T-Super Scanaway Manual Plastic Filter, NPT thread, Steel Screen Element. Clogging Indicator Kit. Engineered-plastic material, maximum working pressure 145psi.	1
POC	Point of Connection 1 1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	811.3 lf
	Irrigation Mainline: PVC Schedule 40	495.8 lf
	Pipe Sleeve: PVC Class 200 SDR 21	92.3 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

ISSUE DATE	PROJECT NUMBER
2/2/2026	UT26005

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
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NORTH

0' 8' 16' 32' 64'

GRAPHIC SCALE: 1" = 16'

PROJECT INFORMATION

MC29
1285 E VILLA VISTA AVE
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW ACKWORTH 8128121-5301 2/2/2026 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	2/2/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVE AND DISPOSE OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS AND ARE NOT TO BE SAVED. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION.

1.2 SYSTEM DESCRIPTION

A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDSCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.

B. CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDSCAPE, BUILDINGS OR OTHER FEATURES.

C. LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFERRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS, AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANIFOLD GROUPS AND PROTECTED BY MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.

1.3 DEFINITIONS

A. WATER SUPPLY: SECONDARY WATER PIPING AND COMPONENTS, FURNISHED AND INSTALLED BY OTHERS TO PROVIDE IRRIGATION WATER TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FILTER, SADDLES, NIPPLES, SPOOLS, SHUT OFF VALVES, CORPORATION STOP VALVES, WATER METERS, PRESSURE REGULATION VALVES, AND PIPING UPSTREAM OF (OR PRIOR TO) THE POINT OF CONNECTION.

B. POINT OF CONNECTION: LOCATION WHERE THE CONTRACTOR SHALL TIE INTO THE WATER SUPPLY. MAY REQUIRE FILTER, SADDLE, NIPPLES, SPOOLS, ISOLATION VALVES OR STOP AND WASTE VALVE FOR LANDSCAPE IRRIGATION NEEDS AND USE.

C. MAIN LINE PIPING: PRESSURIZED PIPING DOWNSTREAM OF THE POINT OF CONNECTION TO PROVIDE WATER TO REMOTE CONTROL VALVES AND QUICK COUPLERS. NORMALLY UNDER CONSTANT PRESSURE.

D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, DRIP SYSTEMS OR BUBBLERS.

1.4 REFERENCES

A. THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:

a. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS

b. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.

1.5 SUBMITTALS

A. AT LEAST THIRTY (30) DAYS PRIOR TO ORDERING OF ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM. SUBMITTALS SHALL BE IN THREE RING BINDERS OR OTHER SIMILAR BOUND FORM. PROVIDE FIVE COPIES OF SUBMITTALS TO OAR FOR DISTRIBUTION. PLACE COVER OR INDEX SHEET INDICATING ORDER IN SUBMITTAL DOCUMENT. NO MATERIAL SHALL BE ORDERED, DELIVERED OR ANY WORK PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE NEED REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.

B. OPERATION AND MAINTENANCE MANUAL:

a. AT LEAST THIRTY (30) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE OPERATION AND MAINTENANCE MANUAL TO OAR, CONTAINING:

i. MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM.

ii. PARTS LIST FOR EACH OPERATING ELEMENT OF THE SYSTEM

iii. MANUFACTURER PRINTED LITERATURE ON OPERATION AND MAINTENANCE OF OPERATING ELEMENTS OF THE SYSTEM.

iv. SECTION LISTING INSTRUCTIONS FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.

b. PROJECT RECORD COPY

i. MAINTAIN AT PROJECT SITE ONE COPY OF ALL PROJECT DOCUMENTS CLEARLY MARKED "PROJECT RECORD COPY". MARK ANY DEVIATION IN MATERIAL INSTALLATION ON CONSTRUCTION DRAWINGS. MAINTAIN AND UPDATE DRAWING AT LEAST WEEKLY. PROJECT RECORD COPY TO BE AVAILABLE TO OAR ON DEMAND.

ii. COMPLETED PROJECT AS-BUILT DRAWINGS

ii.a. PRIOR TO FINAL INSPECTION, PREPARE AND SUBMIT TO OAR ACCURATE AS-BUILT DRAWINGS

ii.b. SHOW DETAIL AND DIMENSION CHANGES MADE DURING INSTALLATION. SHOW SIGNIFICANT DETAILS AND DIMENSIONS THAT WERE NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.

ii.c. FIELD DIMENSION LOCATIONS OF SLEEVING, POINTS OF CONNECTION, MAIN LINE PIPING, WIRING RUNS NOT CONTAINED IN MAIN LINE PIPE TRENCHES, VALVES AND VALVE BOXES, QUICK COUPLER VALVES.

ii.d. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.

ii.e. CONTROLLER MAP: UPON COMPLETION OF SYSTEM, PLACE IN EACH CONTROLLER A COLOR CODED COPY OF THE AREA THAT CONTROLLER SERVICES: INDICATING ZONE NUMBER, TYPE OF PLANT MATERIAL AND LOCATION ON PROJECT THAT ZONE SERVICES. LAMINATE MAP WITH HEAT SHRINK CLEAR PLASTIC.

1.6 QUALITY ASSURANCE

A. ACCEPTANCE: DO NOT INSTALL WORK IN THIS SECTION PRIOR TO ACCEPTANCE BY OAR.

B. REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL BE ACCORDING TO ANY AND ALL RULES, REGULATIONS OR CODES, WHETHER THEY ARE STATE OR LOCAL LAWS AND ORDINANCES. CONTRACT DOCUMENTS, DRAWINGS OR SPECIFICATIONS MAY NOT BE CONSTRUED OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.

C. ADEQUATE WATER SUPPLY: WATER SUPPLY TO THIS PROJECT EXISTS, INSTALLED BY OTHERS. CONNECTIONS TO THESE SUPPLY LINES SHALL BE BY THIS CONTRACTOR. VERIFY THAT PROPER CONNECTION IS AVAILABLE TO SUPPLY LINE AND IS OF ADEQUATE SIZE. VERIFY THAT SECONDARY CONNECTION COMPONENTS MAY BE INSTALLED IF NECESSARY. PERFORM STATIC PRESSURE TEST PRIOR TO COMMENCEMENT OF WORK. NOTIFY OAR IN WRITING OF PROBLEMS ENCOUNTERED PRIOR TO PROCEEDING.

D. WORKMANSHIP AND MATERIALS:

a. IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIAL HEREIN SPECIFIED AND SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND MEETING THE REQUIREMENTS SPECIFIED.

b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.

E. CONTRACTOR QUALIFICATIONS:

a. CONTRACTOR SHALL PROVIDE DOCUMENT OR RESUME INCLUDING AT LEAST THE FOLLOWING ITEMS:

i. THAT CONTRACTOR HAS BEEN INSTALLING SPRINKLERS ON COMMERCIAL PROJECTS FOR FIVE PREVIOUS CONSECUTIVE YEARS.

ii. CONTRACTOR IS LICENSED TO PERFORM LANDSCAPE AND IRRIGATION CONSTRUCTION IN THE STATE OF THIS PROJECT.

iii. CONTRACTOR IS BONDABLE FOR THE WORK TO BE PERFORMED.

iv. REFERENCES OF FIVE PROJECTS OF SIMILAR SIZE AND SCOPE COMPLETED WITHIN THE LAST FIVE YEARS. THREE OF THE PROJECTS LISTED SHALL BE LOCAL.

v. LISTING OF SUPPLIERS WHERE MATERIALS WILL BE OBTAINED FOR USE ON THIS PROJECT.

vi. PROJECT SITE FOREMAN OR SUPERVISOR HAS AT LEAST FIVE CONSECUTIVE YEARS OF COMMERCIAL IRRIGATION INSTALLATION EXPERIENCE. THIS PERSON SHALL BE A CURRENT CERTIFIED IRRIGATION CONTRACTOR IN GOOD STANDING AS SET FORTH BY THE IRRIGATION ASSOCIATION. THIS PERSON SHALL BE ON PROJECT SITE AT LEAST 75% OF EACH WORKING DAY.

vii. EVIDENCE THAT CONTRACTOR CURRENTLY EMPLOYS WORKERS IN SUFFICIENT QUANTITIES TO COMPLETE PROJECT WITHIN TIME LIMITS THAT ARE ESTABLISHED BY THE CONTRACT.

viii. ALL GENERAL LABORERS OR WORKERS ON THE PROJECT SHALL BE PREVIOUSLY TRAINED AND FAMILIAR WITH SPRINKLER INSTALLATION AND HAVE A MINIMUM OF ONE-YEAR EXPERIENCE. THOSE WORKERS PERFORMING TASKS RELATED TO PVC PIPE SHALL HAVE CERTIFICATES DESIGNATED BELOW.

1.7 DELIVERY-STORAGE-HANDLING

A. DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED ON SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTOR'S EXPENSE.

1.8 SEQUENCING

A. PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. INSTALL SLEEVING PRIOR TO INSTALLATION OF CONCRETE, PAVING OR OTHER PERMANENT SITE ELEMENTS. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, FILTER AND PRESSURE REGULATION DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ALL DOWNSTREAM COMPONENTS. ALL MAIN LINES SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS PRIOR TO INSTALLATION OF ANY SPRINKLER HEADS.

1.9 WARRANTY

A. CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY. WARRANTY SHALL COVER ALL MATERIALS, WORKMANSHIP AND LABOR. WARRANTY SHALL INCLUDE FILLING AND OR REPAIRING DEPRESSIONS OR REPLACING TURF OR OTHER PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES OR IRRIGATION SYSTEM ELEMENTS. VALVE BOXES, SPRINKLERS OR OTHER COMPONENTS SETTLED FROM ORIGINAL FINISH GRADE SHALL BE RESTORED TO PROPER GRADE. IRRIGATION SYSTEM SHALL HAVE BEEN ADJUSTED TO PROVIDE PROPER, ADEQUATE COVERAGE OF IRRIGATED AREAS.

1.10 OWNER'S INSTRUCTION

A. AFTER SYSTEM IS INSTALLED, INSPECTED, AND APPROVED, INSTRUCT OWNER'S REPRESENTATIVES IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. COORDINATE INSTRUCTION WITH REFERENCES TO PREVIOUSLY SUBMITTED OPERATION AND MAINTENANCE MANUAL.

1.11 MAINTENANCE

A. FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

a. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.

b. ONE OF EACH TYPE OR SIZE OF QUICK COUPLER VALVE AND REMOTE CONTROL VALVE. FIVE PERCENT OF TOTAL QUANTITIES USED OF EACH SPRINKLER AND SPRINKLER NOZZLE.

B. PROVIDE THE FOLLOWING SERVICES:

a. WINTERIZE ENTIRE IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT. WINTERIZE BY 'BLOW-OUT' METHOD USING COMPRESSED AIR. COMPRESSOR SHALL BE CAPABLE OF MINIMUM OF 175 CFM. THIS OPERATION SHALL OCCUR AT THE END OF FIRST GROWING SEASON AFTER NEED FOR PLANT IRRIGATION BUT PRIOR TO FREEZING. COMPRESSOR SHALL BE CAPABLE OF EVACUATING SYSTEM OF ALL WATER PRESSURE REGULATION DEVICES. COMPRESSOR SHALL BE REGULATED TO NOT MORE THAN 60 PSI. START UP SYSTEM THE FOLLOWING SPRING AFTER DANGER OF FREEZING HAS PASSED. CONTRACTOR SHALL TRAIN OWNER'S REPRESENTATIVE IN PROPER START-UP AND WINTERIZATION PROCEDURE.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. CONTRACTOR SHALL PROVIDE MATERIALS TO BE USED ON THIS PROJECT. CONTRACTOR SHALL NOT REMOVE ANY MATERIAL PURCHASED FOR THIS PROJECT FROM THE PROJECT SITE, NOR MIX PROJECT MATERIALS WITH OTHER CONTRACTOR OWNED MATERIALS. OWNER RETAINS RIGHT TO PURCHASE AND PROVIDE PROJECT MATERIAL.

2.2 POINT OF CONNECTION

A. THE CONTRACTOR SHALL CONNECT ONTO EXISTING IRRIGATION OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION. CONTRACTOR SHALL INSTALL NEW MAIN LINE AS INDICATED.

2.3 CONNECTION ASSEMBLY

A. SECONDARY WATER SHALL BE USED ON THIS PROJECT. INSTALL FILTER AND RPZ AS NEEDED.

2.4 CONTROL SYSTEM

A. POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY THIS CONTRACT.

B. CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.

a. INSTALLATION OF WALL-MOUNT/GROUND PEDESTAL TIMER CONTROLLERS: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS TASK. POWER CONFIGURATION FOR WALL-MOUNT/GROUND PEDESTAL TIMER CONTROLLERS SHALL BE 120 VAC UNLESS OTHERWISE NOTED.

b. LOCATE CONTROLLER(S) IN GENERAL LOCATION SHOWN ON CONSTRUCTION DRAWINGS. COORDINATE POWER SUPPLY AND BREAKER ALLOCATION WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER CONNECTIONS TO CONTROLLERS, WHETHER THEY ARE WALL MOUNT OR PEDESTAL MOUNT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL OR OTHER PROJECT TRADES AS NEEDED TO FACILITATE INSTALLATION OF POWER TO CONTROLLERS.

C. WIRES CONNECTING THE REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER ARE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES. THE WIRES SHALL BE UL LISTED FOR DIRECT BURIAL IN IRRIGATION SYSTEMS AND BE RATED AT A MINIMUM OF 30 VAC. PAIGE ELECTRIC CO., LP SPECIFICATION NUMBER P7079D.

a. A MINIMUM OF 24" OF ADDITIONAL WIRE SHALL BE LEFT AT EACH VALVE, EACH SPLICE BOX AND AT EACH CONTROLLER.

b. COMMON WIRE SHALL BE: WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. SPARE/EXTRA WIRE (3 FT.) SHALL BE LOOPED WITHIN EACH VALVE BOX OF THE GROUPING IT IS TO SERVICE.

D. RCV WIRE SPLICING CONNECTORS SHALL BE 3M BRAND DBY OR DBR. WIRE SPLICING BETWEEN CONTROLLER AND VALVES SHALL BE AVOIDED IF AT ALL POSSIBLE. ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL VALVES SHALL BE STAMPED 'WIRE SPLICE' OR 'WS' ON BOX LID.

2.5 SLEEVING

A. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2". SLEEVING 2" THROUGH 4" IN SIZE SHALL BE S/40 PVC SOLVENT WELD. SLEEVING 6" AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6" MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4" AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.6 MAIN LINE PIPE

A. ALL MAIN LINE PIPE 4" AND LARGER SHALL BE CLASS 200 GASKETED BELL END. ALL MAIN LINE PIPE 3" IN SIZE AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END.

a. MAXIMUM FLOWS ALLOWED THROUGH MAIN LINE PIPE SHALL BE:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. MAIN LINE PIPE SHALL BE BURIED WITH 24" COVER

2.7 MAIN LINE FITTINGS

A. ALL MAIN LINE FITTINGS 3" AND LARGER SHALL BE GASKETED DUCTILE IRON MATERIAL. ALL DUCTILE IRON FITTINGS HAVING CHANGE OF DIRECTION SHALL HAVE PROPER CONCRETE THRUST BLOCK INSTALLED. ALL MAIN LINE FITTINGS SMALLER THAN 3" IN SIZE SHALL BE SCHEDULE 80 PVC.

2.8 ISOLATION VALVES

A. ISOLATION VALVES 3" AND LARGER SHALL BE WATEROUS BRAND MODEL 2500 CAST IRON GATE VALVE, RESILIENT WEDGE, PUSH ON TYPE, WITH 2" SQUARE OPERATING NUT. PLACE SLEEVE OF 6" OR LARGER PIPE OVER TOP OF VALVE VERTICALLY AND THEN EXTEND TO GRADE. PLACE 10" ROUND VALVE BOX OVER SLEEVE AT GRADE.

B. ISOLATION VALVES 2-1/2" AND SMALLER SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES, CONTAINED IN A CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH S/80 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE 'OFF' POSITION.

2.9 MANIFOLDS

A. ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING THE VALVE TO BE REMOVED FROM THE BOX WITHOUT CUTTING PIPING. VALVES SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR. WHERE PRACTICAL, GROUP REMOTE CONTROL VALVES IN CLOSE PROXIMITY, AND PROTECT EACH GROUPING WITH A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS. MANIFOLD MAIN LINE (OR SUB-MAIN LINE) AND ALL MANIFOLD COMPONENTS AND ISOLATION VALVES SHALL BE AT LEAST AS LARGE AS THE LARGEST DIAMETER LATERAL SERVED BY THE RESPECTIVE MANIFOLD.

2.10 REMOTE CONTROL VALVES

A. REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. REMOTE CONTROL VALVES SHALL BE LOCATED SEPARATELY AND INDIVIDUALLY IN SEPARATE CONTROL BOXES.

2.11 MANUAL CONTROL VALVES

A. QUICK COUPLER VALVE SHALL BE ATTACHED TO THE MANIFOLD SUB-MAIN LINE USING A LASCO G17S212 SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET AND BRASS STABILIZER ELBOW. QUICK COUPLER VALVE SHALL BE PLACED WITHIN A CARSON 10" ROUND VALVE BOX. TOP OF QUICK COUPLER VALVE COVER SHALL ALLOW FOR COMPLETE INSTALLATION OF VALVE BOX LID, BUT ALSO ALLOW FOR INSERTION AND OPERATION OF KEY. BASE OF QUICK COUPLER VALVE AND TOP OF QUICK COUPLER SWING JOINT SHALL BE ENCASED IN ¾" GRAVEL. CONTRACTOR SHALL NOT PLACE QUICK COUPLER VALVES FURTHER THAN 200 FEET APART, TO ALLOW FOR SPOT WATERING OR SUPPLEMENTAL IRRIGATION OF NEW PLANT MATERIAL. QUICK COUPLER VALVE AT POC SHALL NOT BE ELIMINATED OR RELOCATED.

2.12 LATERAL LINE PIPE

A. ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC, SOLVENT WELD, AND BELL END. LATERAL PIPE SHALL BE BURIED WITH 12-18" OF COVER TYPICALLY. LATERAL PIPE SHALL BE ¾", 1", 1 ¼", 1 ½" OR 2" IN SIZE AS INDICATED ON CONSTRUCTION DRAWINGS.

2.13 LATERAL LINE FITTINGS

A. ALL LATERAL LINE FITTINGS SHALL BE S/40 PVC

2.14 SPRAY SPRINKLERS

A. SPRAY HEAD SPRINKLERS SHALL BE AS SPECIFIED ON THE DRAWINGS. NOZZLES SHALL BE AS SPECIFIED ON THE DRAWINGS.

2.15 VALVE BOXES

A. RAINBIRD VALVE BOXES SHALL BE USED ON THIS PROJECT. SIZES ARE AS DIRECTED IN THESE SPECIFICATIONS, DETAIL SHEETS OR PLAN SHEETS. VALVE BOXES SHALL BE CENTERED OVER THE CONTROL VALVE OR ELEMENT THEY COVER. VALVE BOX SHALL BE SIZED LARGE ENOUGH TO ALLOW AMPLE ROOM FOR SERVICES ACCESS, REMOVAL OR REPLACEMENT OF VALVE OR ELEMENT. VALVE BOX SHALL BE SET TO FLUSH TO FINISH GRADE OF TOPSOIL OR BARKED AREAS. CONTRACTOR SHALL PROVIDE EXTENSIONS OR STACK ADDITIONAL VALVE BOXES AS NECESSARY TO BRING VALVE BOX PIT TO PROPER GRADE.

2.16 IMPORT BACKFILL

A. ALL MAIN LINE PIPE, LATERAL LINE PIPE AND OTHER IRRIGATION ELEMENTS SHALL BE BEDDED AND BACKFILLED WITH CLEAN SOIL, FREE OF ROCKS 1" AND LARGER. CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BACKFILL MATERIAL AS NECESSARY DUE TO ROCKY CONDITIONS. TRENCHES AND OTHER ELEMENTS SHALL BE COMPACTED AND/OR WATER SETTLED TO ELIMINATE SETTLING. DEBRIS FROM TRENCHING OPERATIONS UN-USABLE FOR FILL SHALL BE REMOVED FROM PROJECT AND DISPOSED OF PROPERLY BY CONTRACTOR.

2.17 OTHER PRODUCTS

A. SUBSTITUTION OF EQUIVALENT PRODUCTS IS SUBJECT TO THE OAR'S APPROVAL AND MUST BE DESIGNATED AS ACCEPTED IN WRITING.

a. THE CONTRACTOR SHALL PROVIDE MATERIALS TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL.

PART 3 - EXECUTION

3.1 PREPARATION

A. CONTRACTOR SHALL REPAIR OR REPLACE WORK DAMAGED BY IRRIGATION SYSTEM INSTALLATION. IF DAMAGED WORK IS NEW, REPAIR OR REPLACEMENT SHALL BE PERFORMED BY THE ORIGINAL INSTALLER OF THAT WORK. THE EXISTING LANDSCAPE OF THIS PROJECT SHALL REMAIN IN PLACE. CONTRACTOR SHALL PROTECT AND WORK AROUND EXISTING PLANT MATERIAL. COORDINATION OF TRENCH AND VALVE LOCATIONS SHALL BE LAID OUT FOR THE OAR PRIOR TO ANY EXCAVATION OCCURRING. PLANT MATERIAL DEEMED DAMAGED BY THE OAR SHALL BE REPLACED WITH NEW PLANT MATERIAL AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOT CUT EXISTING TREE ROOTS LARGER THAN 2" TO INSTALL THIS PROJECT. ROUTE PIPE, WIRE AND IRRIGATION ELEMENTS AROUND TREE CANOPY DRIP LINE TO MINIMIZE DAMAGE TO TREE ROOTS. CONTRACTOR SHALL HAVE NO PART OF EXISTING SYSTEM USED BY OTHER PORTIONS OF SITE LANDSCAPE WITHOUT WATER FOR MORE THAN 24 HOURS AT A TIME.

3.2 TRENCHING AND BACKFILLING

A. PULLING OF PIPE SHALL NOT BE PERMITTED ON THIS PROJECT. OVER EXCAVATE TRENCHES BOTH IN WIDTH AND DEPTH. ENSURE BASE OF TRENCH IS ROCK OR DEBRIS FREE TO PROTECT PIPE AND WIRE. GRADE TRENCH BASE TO ENSURE FLAT, EVEN SUPPORT OF PIPING. BACKFILL WITH CLEAN SOIL OR IMPORT MATERIAL. CONTRACTOR SHALL BACKFILL NO LESS THAN 2" AROUND ENTIRE PIPE WITH CLEAN, ROCK FREE FILL. MAIN LINE PIPING AND FITTINGS SHALL NOT BE BACKFILLED UNTIL OAR HAS INSPECTED AND PIPE HAS PASSED PRESSURE TESTING. PERFORM BALANCE OF BACKFILL OPERATION TO ELIMINATE ANY SETTLING.

3.3 SLEEVING

A. SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDSCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE SLEEVING FROM PIPING. SLEEVES SHALL BE POSITIONED RELATIVE TO STRUCTURES OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY.

3.4 GRADES AND DRAINAGE

A. PLACE IRRIGATION PIPE AND OTHER ELEMENTS AT UNIFORM GRADES. WINTERIZATION SHALL BE BY EVACUATION WITH COMPRESSED AIR. AUTOMATIC DRAINS SHALL NOT BE INSTALLED ON THIS PROJECT. MANUAL DRAINS SHALL ONLY BE INSTALLED AT POC WHERE DESIGNATED ON CONSTRUCTION DRAWINGS.

3.5 PVC PIPE

A. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY PIPE MANUFACTURER.

B. INSTALL MAIN LINE PIPES WITH 18" OF COVER, LATERAL LINE PIPES WITH 12" OF COVER.

C. DRAWINGS SHOW DIAGRAMMATIC OR CONCEPTUAL LOCATION OF PIPING - CONTRACTOR SHALL INSTALL PIPING TO MINIMIZE CHANGE OF DIRECTION, AVOID PLACEMENT UNDER LARGE TREES OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDSCAPE FEATURES.

D. PLASTIC PIPE SHALL BE CUT SQUARELY. BURRS SHALL BE REMOVED. SPIGOT ENDS OF PIPES 3" AND LARGER SHALL BE BEVELED.

E. PIPE SHALL NOT BE GLUED UNLESS AMBIENT TEMPERATURE IS AT LEAST 50 DEGREES F. PIPE SHALL NOT BE GLUED IN RAINY CONDITIONS UNLESS PROPERLY TENTED. ALL SOLVENT WELD JOINTS SHALL BE ASSEMBLED USING IPS 711 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURER'S SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

F. APPROPRIATE THRUST BLOCKING SHALL BE PERFORMED ON FITTINGS 3" AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY O-RING.

3.6 CONTROLLERS

A. ALL GROUNDING FOR PEDESTAL CONTROLLERS SHALL BE AS DIRECTED BY CONTROLLER MANUFACTURER AND ASIC GUIDELINES, NOT TO EXCEED A RESISTANCE READING OF 5 OHMS.

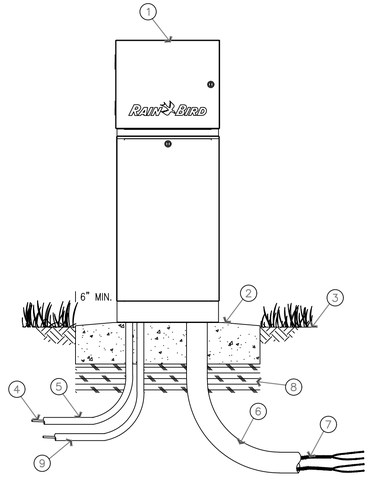
B. LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

C. COORDINATE LOCATION OF WALL MOUNT CONTROLLERS WITH BUILDING OR ELECTRICAL CONTRACTOR TO FACILITATE ELECTRICAL SERVICE AND FUTURE MAINTENANCE NEEDS. WALL MOUNT SHALL BE SECURELY FASTENED TO SURFACE. IF EXTERIOR MOUNTED, WALL MOUNT CONTROLLERS SHALL HAVE ELECTRICAL SERVICE WIRE AND FIELD CONTROL WIRE IN SEPARATE, APPROPRIATE SIZED WEATHERPROOF ELECTRICAL CONDUIT, PVC PIPE SHALL NOT BE USED.

D. WIRING UNDER HARDSCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEEPS ELBOWS FROM EXTERIOR TO INTERIOR OF BUILDING.

E. PEDESTAL CONTROLLERS SHALL BE PLACED UPON VIT-STRONG BOX QUICK PAD AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLLERS SHALL BE ORIENTED SUCH THAT OWNER'S REPRESENTATIVE MAINTENANCE PERSONNEL MAY ACCESS EASILY AND PERFORM FIELD SYSTEM TESTS EFFICIENTLY.

F. PLACE STANDARD VALVE BOX AT BASE OF CONTROLLER OR NEARBY TO ALLOW FOR THREE TO FIVE FEET OF SLACK FIELD CONTROL WIRE TO BE PLACED AT EACH CONTROLLER.



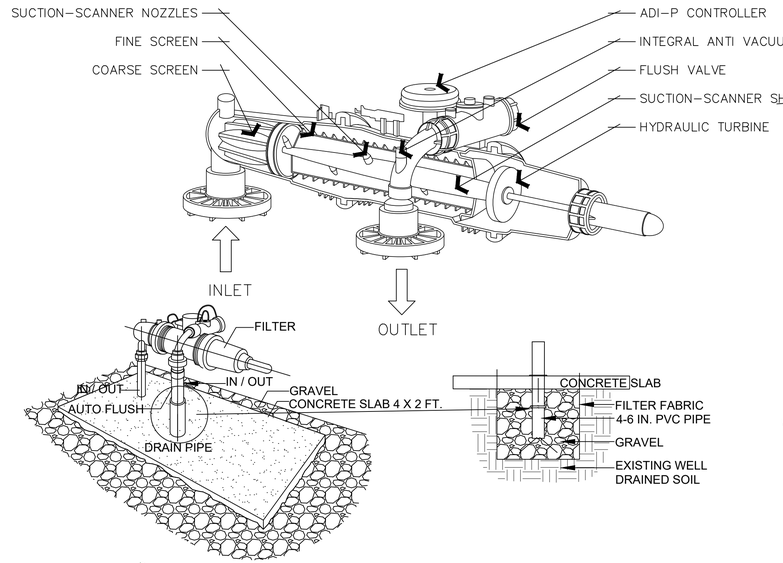
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

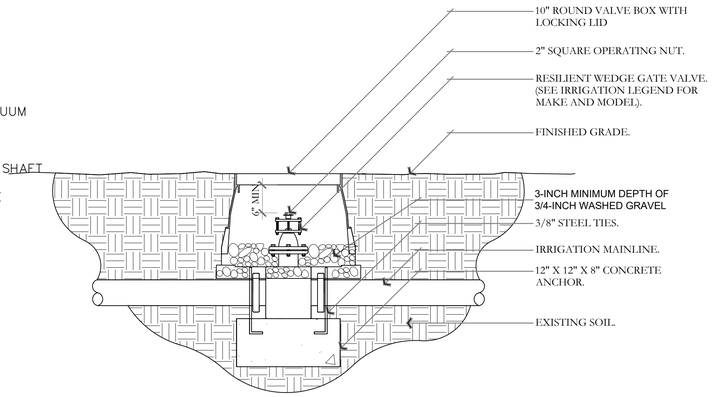
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP

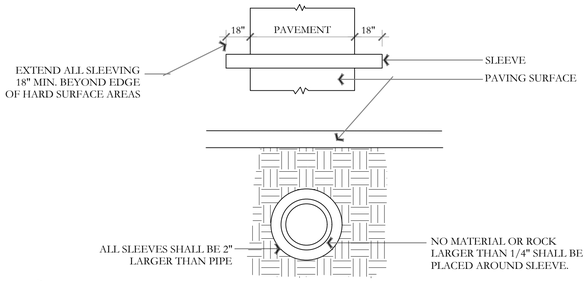


B 2" AMIAD MINI SIGMA ANGLE/FLUSH
NOT TO SCALE



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
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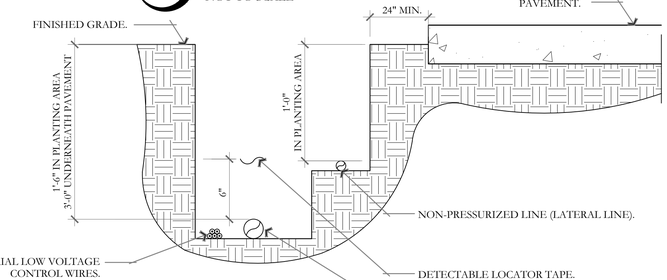
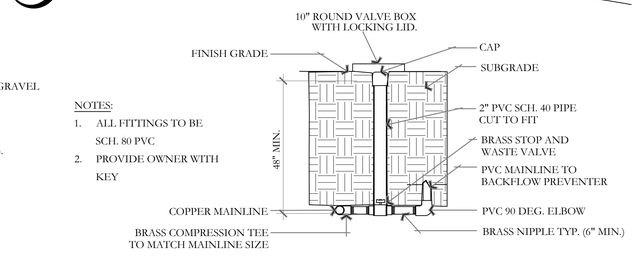


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

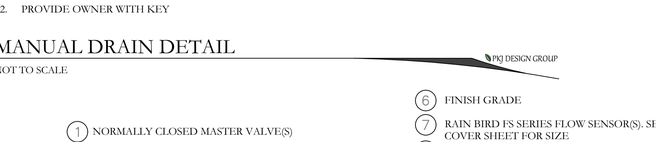
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

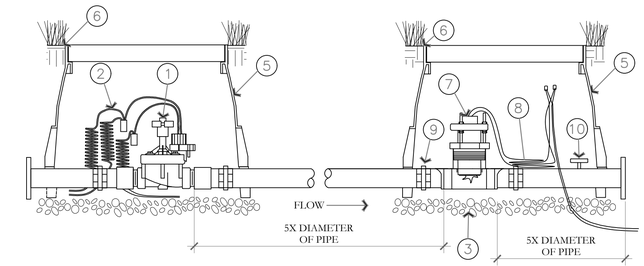
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/2/2026	UT26005	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/06/2026	MC29 1285 E VILLA VISTA AVE SOUTH JORDAN, UTAH	MIKE OBORN 801-502-6555	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW TAYLOR 8128121-5301 2/2/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 2/2/2026

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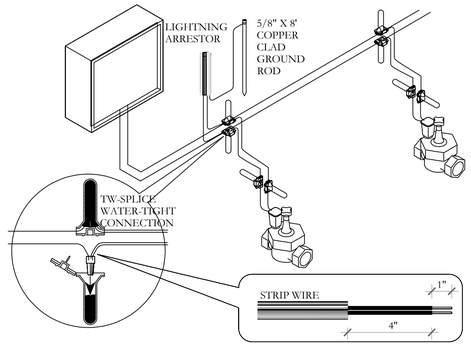

J 2-WIRE CONNECTION DETAIL

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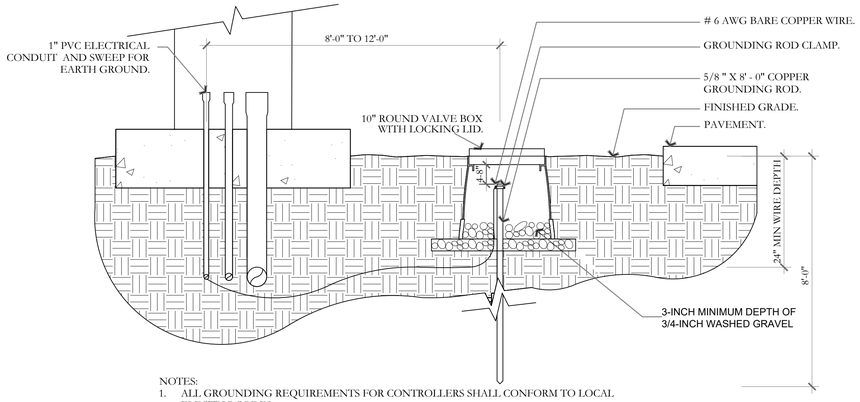

NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

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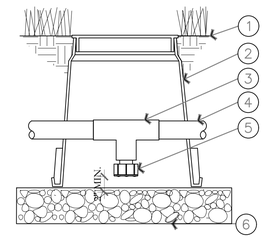

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

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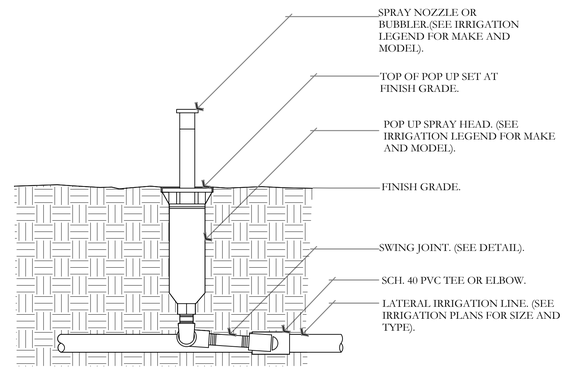

NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

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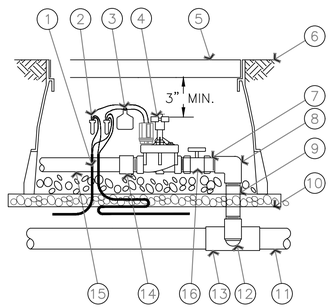

1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

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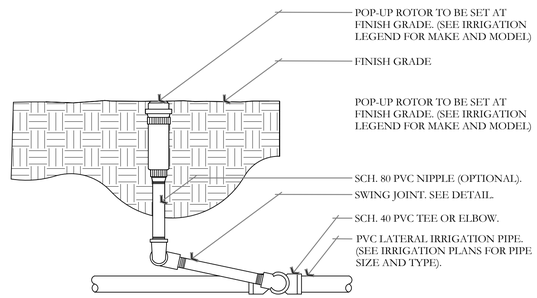

NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

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2/2/2026	UT26005

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PLAN INFORMATION

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PROJECT INFORMATION

MC29
1285 E VILLA VISTA AVE
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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801-502-6555

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 812817-5301 2/2/2026 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	2/2/2026

IRRIGATION DETAILS

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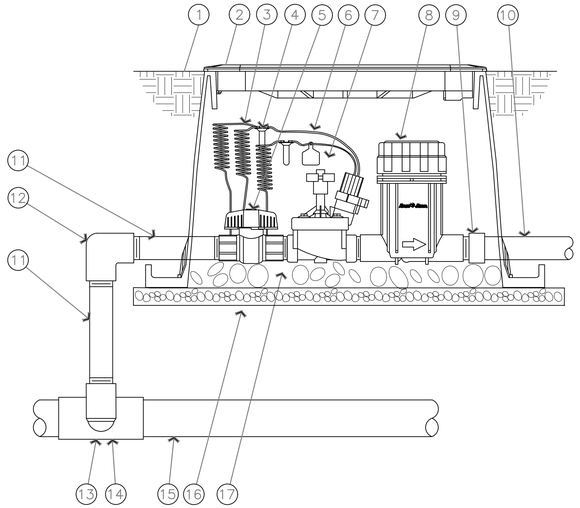
IR-502



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

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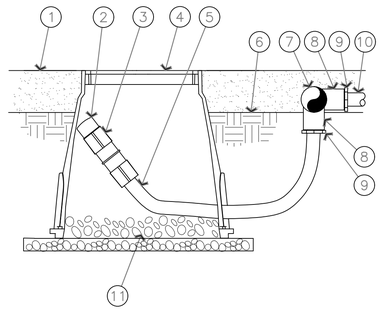

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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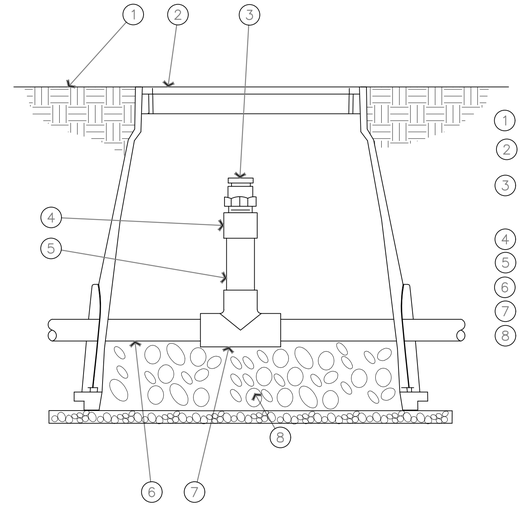

1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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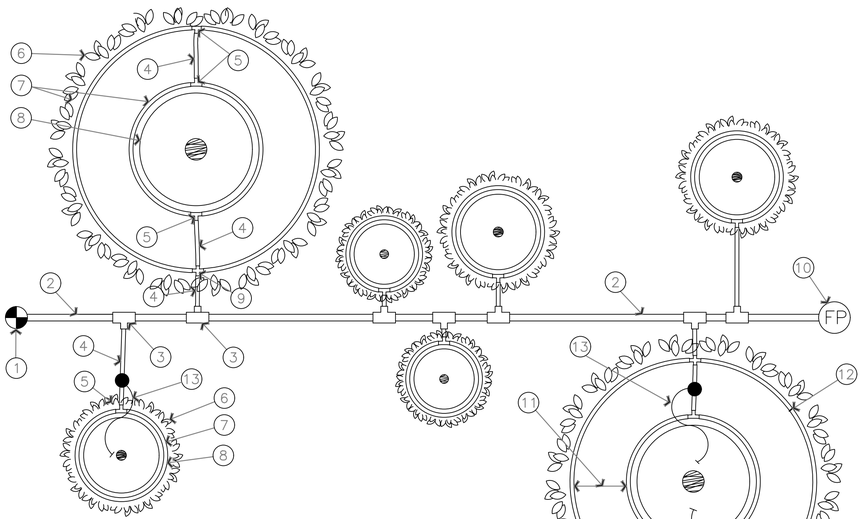

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
2/2/2026
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE:

IRRIGATION DETAILS

CITY PERMIT SET

IR-503

ISSUE DATE	PROJECT NUMBER
2/2/2026	UT26005

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/06/2026

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

NORTH

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

MC29

1285 E VILLA VISTA AVE
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

MIKE OBORN
801-502-6555

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
8139121-5301
2/2/2026
ELECTRONIC SEAL
STATE OF UTAH

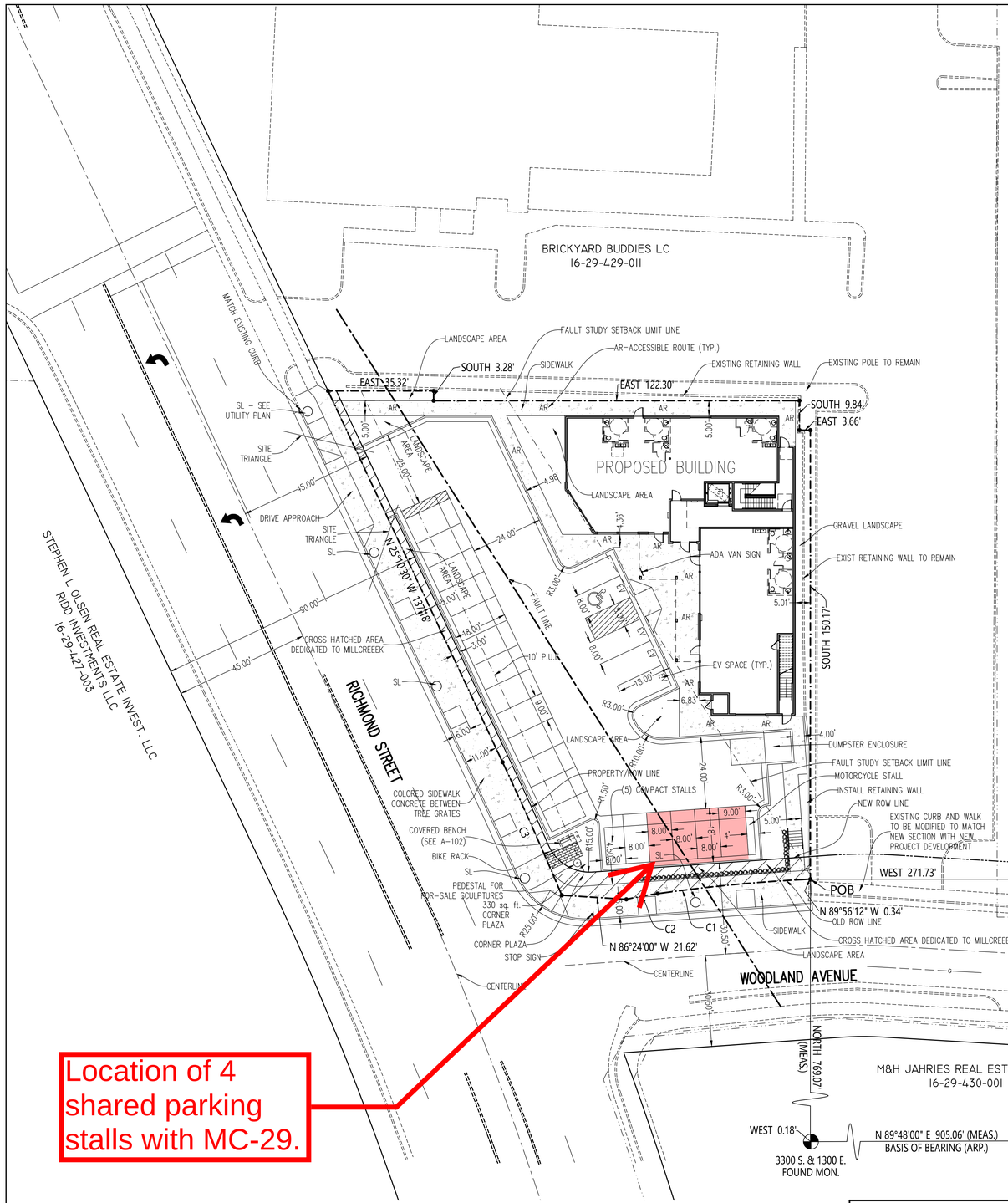
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	2/2/2026

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



Location of 4 shared parking stalls with MC-29.

BOUNDARY DESCRIPTION

Beginning at a point located South 759.34 feet and West 271.73 feet from the East Quarter Corner of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point also being located West 0.18 feet and North 769.07 feet from the monument in the intersection of 3300 South 1300 East Streets; thence North 89°56'12" West 0.34 feet; thence along the arc of a 550.87 foot radius non-tangent curve to the left 50.99 feet through a central angle of 5°18'12" (chord bears South 84°35'04" West 50.97 feet); thence along the arc of a 123.00 foot radius non-tangent curve to the left 10.63 feet through a central angle of 4°57'11" (chord bears South 79°44'08" West 10.63 feet); thence North 86°24'00" West 21.62 feet; thence along the easterly right-of-way of Richmond Street the following two courses and distances: 1) along the arc of a 1186.28 foot radius non-tangent curve to the left 48.71 feet through a central angle of 2°21'09" (chord bears North 23°59'55" West 48.70 feet), and 2) North 25°10'30" West 137.18 feet; thence East 35.32 feet; thence South 3.28 feet; thence East 122.30 feet; thence South 9.84 feet; thence East 3.66 feet; thence South 150.17 feet to the point of beginning.

Area = 0.458 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	550.87	50.99	5°18'12"	50.97	S 84°35'04" W
C2	123.00	10.63	4°57'11"	10.63	S 79°44'08" W
C3	1186.28	48.71	2°21'09"	48.70	N 23°59'55" W

20 10 0 20 40 60

Scale 1" = 20'

GENERAL NOTES

1. ZONE=C-3
2. PARCEL: 16294290130000
3. REQUIRED LOT COVERAGE: MAX: 80%, MIN: 50%, PROVIDED: 27%
4. PROPOSED BUILDING SQUARE FOOTAGE:
   MAIN LEVEL: 4,814 S.F.
   UPPER LEVEL: 3,351 S.F.
   TOTAL: 8,165 S.F.
5. PARKING REQUIREMENTS:
   PROFESSIONAL OFFICES: 1 SPACE PER 400 S.F. FOR THE FIRST 20,000 S.F. PLUS 1 SPACE PER 1,000 S.F. EXCESS OF 20,000 S.F.
   RESTAURANT WITHOUT DRIVE THROUGH WINDOW: 1 SPACE PER 150 S.F. OF SEATING AREA.

   PROJECT PARKING CALCULATIONS:
   UPPER LEVEL = 2,693 S.F. PROFESSIONAL OFFICE @ 1 PARKING STALL/400 S.F. = 6.6 STALLS REQUIRED
   LOWER LEVEL (OFFICE OPTION) = 4,439 S.F. PROFESSIONAL OFFICE @ 1 PARKING STALL/400 S.F. = 11.1 STALLS REQUIRED
   LOWER LEVEL (RESTAURANT OPTION) = 4,439 S.F. RESTAURANT @ 1 PARKING STALL/150 S.F. SEATING AREA (APPROX. 50% GROSS AREA) = 14.80 STALLS REQUIRED.

   PARKING REQUIRED (ESTIMATED WORST CASE SCENARIO):
   6.6 (UPPER OFFICE) + 14.80 (LOWER RESTAURANT) = 22 STALLS REQUIRED

   PARKING PROVIDED:
   19 REGULAR (9'X18' STALLS)
   5 COMPACT (8'X18' STALLS) 20% OF TOTAL
   INCLUDES 1 VAN ACCESSIBLE PARKING STALL
   24 TOTAL STALLS PROVIDED

   1 MOTORCYCLE STALL PROVIDED
6. LANDSCAPING TO MEET ZONING CODE 19.77 REQUIREMENTS:

   MIN. 1 TREE PER STREET FRONTAGE

7. LANDSCAPING TO MEET MILLCREEK URBAN FORESTRY STANDARDS: - SEE LANDSCAPE PLANS

   RICHMOND STREET:

   REQUIRES 6' PARKSTRIP
   REQUIRES STREET FRONTAGE TREE = HONEYLOCUST

   WOODLAND AVENUE:

   REQUIRES 6' MIN. STRIP/GRATE.
   REQUIRES STREET FRONTAGE STREET = EASTERN REDBUD

8. STREET LIGHTING - SEE UTILITY PLAN FOR LIGHTPOLE LOCATIONS AND SEE DETAIL SHEETS FOR DETAIL.
9. THE SUBJECT PROPERTY IS CURRENTLY VACANT.
10. THERE ARE NO EXISTING FENCES SURROUNDING THIS PROPERTY.
11. THERE ARE NO KNOWN EASEMENTS ON THE PROPERTY. THE FAULT ZONE IS SHOWN FOR REFERENCE.
12. THE PROPOSED PROJECT IS A NEW RETAIL BUILDING.

MILLCREEK NOTES

1. Prior to any work being done in Millcreek's Right-of-way, an Excavation/Encroachment Permit needs to be obtained at https://millcreek.us/436/Publi-Works-Permits. Please contact Kalie Boska at kboska@millcreekut.gov with questions.
2. The post construction surface grading and site drainage must not adversely affect adjacent properties, it will be checked at C/O inspection.
3. All ROW asphalt, concrete (curb, gutter, approaches, sidewalks, and on-site storm systems will be inspected by Ryan Bagshaw. Contact by phone 801-214-2664 or email at rbagshaw@millcreekut.gov for on-site inspections.
4. Any ROW concrete curb, gutter, and sidewalk damaged or not meeting Millcreek's standard at the time of C/O will need to be replaced at the expense of the project.

LAND USE TABULATIONS

TOTAL AREA:	19,929 SF = 0.458 ACRES		
ROW DEDICATION AREA:	1,132 SF		
REMAINING LOT AREA:	18,797 SF	=	100%
BUILDING & CONCRETE AREA:	17,018 S.F	=	90.0%
LANDSCAPE AREA:	1,779 SF	=	9.5%
BUILDING LOT COVERAGE IS 29%			

DISCLOSURE NOTE

THIS SITE IS WITHIN A SENSITIVE LANDS AREA, A (UGS) SUGARHOUSE GEOLOGIC FAULT LINE IS ON THE PROPERTY, WITHIN THE (UGS) SUGARHOUSE GEOLOGIC UNITS AREA, AND WITHIN A MODERATE LIQUEFACTION POTENTIAL AREA.

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
9/24/25
No. 270393
DAVID W. PETERSON
STATE OF UTAH

BENCH MARK

WEST QUARTER CORNER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4417.68

REVISIONS

Rev.	Date	Description
1	04/24/25	REVISED PER CITY REVIEW COMMENTS
2	05/02/25	ADDED FAULT LINE AND CLARIFIED 90' ROW LOCATION
3	05/20/25	ADDED WALK BEHIND DUMPSTER

Developer: Russell Sorensen
soarrealty@hotmail.com

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

RICHMOND STREET RETAIL

MILLCREEK 3165 S. Richmond St. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=20'
Date: 03/14/25
C1

MILLCREEK
Community Council

April 7, 2026

Millcreek City Planning Commission
3330 S 1300 E
Millcreek, UT 84106

Re: Recommendations from the Millcreek Community Council – April 7, 2026 Meeting
For the April, 2026 Planning Commission Meeting

Dear Commissioners,

The Millcreek Community Council respectfully submits the following recommendations from our regular meeting held on April 7, 2026. These recommendations pertain to four applications scheduled for consideration at your April, 2026 meeting.

ZM-26-005 Rezone/Development Agreement (CCOZ-DA) 1285 E Villa Vista Avenue

The applicant, Mike Oborn, has filed a Development Agreement/Rezone application, proposing to construct an Affordable Housing Residential Development, on property located at approximately 1285 E Villa Vista Avenue. The request is to rezone the Property from the Commercial Zone (C) and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement (CCOZ-DA) Zone, in conjunction with a development

agreement, subjecting the property to certain development terms and standards pursuant to Title 18.48. of the Millcreek Zoning Code.

Planner: Carlos Estudillo

Motion: Recommend approval with consideration of additional parking specifically on this property and generally in the city center. 5/6 for Motion passed.

We appreciate the Planning Commission's continued collaboration with the Community Council and your thoughtful review of land-use items affecting our neighborhoods. Please feel free to contact us if additional clarification or input is needed.

Sincerely,

Millcreek Community Council

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

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

ZM-26-010

City Council Staff Report

Meeting Date:	**4/27/2026**
Applicant:	**Matt Wilcox**
Re:	**Amendment to Development Agreement**
Property Address:	**1265 E Villa Vista Avenue**
Zone:	**From C to CCOZ-DA**
Prepared By:	**Carlos Estudillo, Planner**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

On December 8th, 2025, the City Council approved application ZM-25-005 for a zone change, from the C (Commercial) Zone to the City Center Overlay – Development Agreement (CCOZ-DA) zone, on a property located at 1265 E Villa Vista Ave, to accommodate an eighteen (18) unit, mixed-use townhome (rowhouse) development with a development agreement. The development agreement was put in place to ensure the type, scale, style, materials, orientation, and other aspects pertaining to the future development of the property, where the underlying zoning and land use ordinances may be insufficient.

Staff are now seeking to amend the development agreement pertaining to a rezone on 1265 E Villa Vista to correct language pertaining to the location of the proposed Live/Work units. This correction would change the location of the Live/Work units from Building one (1) and two (2), to just building one (1), as originally depicted on Exhibit C of the Development Agreement.

No other changes are envisioned regarding this development.

EXISTING CONDITIONS & FINDINGS:

The proposed amendment will change the language in paragraph two (2) of Exhibit B to match the site and floor plans depicted in Exhibit C, of the recorded Development Agreement:

> **"2) Commercial Requirements**: The commercial use shall feature Live/Work Units inside Building One ~~and Building Two.~~ Live/Work Units shall consist of a ground story that is limited to commercial uses that are allowed in the City Center Overlay Zone. The location of the commercial uses shall be arranged as depicted in the floorplans of Buildings One ~~and Two~~, Exhibit C. "

PUBLIC MEETINGS

Millcreek Community Council Meeting – The proposed changes on development are not substantial enough to require recommendation from the Community Council.

Planning Commission Meeting – The proposed changes on development are not substantial enough to require recommendation from the Planning Commission.

RECOMMENDATIONS AND CONCLUSIONS

Conclusions –

1. The proposal will meet the requirements set forth in MKZ 18.47 (City Center Overlay Zone), 18.48 (City Center Overlay – Development Agreement), 18.64 (Landscape standards) and 18.63 (Parking and Mobility Standards).

2. Apart from the changes in amenities, the development is not envisioning any other changes to their proposal.

Staff Recommendation – Staff recommends that the Millcreek City Council take public comments and consider amending the current development agreement to allow staff to correct paragraph two (of development agreement), to reflect the accurate location of the proposed Live/Work units.

MODEL MOTION

I move that the City Council approves application, file number ZM-26-010, as presented.

When recorded, return to:

Millcreek
Attn: Cheri Jackson
1330 E Chambers Ave
Millcreek, UT 84106

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR VILLA VISTA TOWNHOMES

This first Amendment to the Master Development Agreement (this "First Amendment") is made the ___ day of _____, 2026, by and between Millcreek, a Utah municipal corporation ("City) and Gardner Alfandre Holdings, L.C. ("Owner/Developer"), a Utah Limited Liability company.

RECITALS

A. On or about December 8th, 2025, City and Owner/Developer executed a Master Development Agreement ("MDA") for a real property development located at or near 1265 East Villa Vista, in Millcreek, State of Utah. The MDA was recorded on April 21, 2026, as Entry #14531857, in Book 11657, at Page 2237 Total Pages 29 in the Official Records of the Salt Lake County Recorder.

B. Paragraph 9 of the MDA provides in part that the MDA may be amended by a subsequent written amendment signed by all Parties be modified by a written amendment agreed to and approved by the parties.

C. Owner/Developer and the City desire to amend the MDA as provide herein.

Terms and Conditions

NOW, THEREFORE, for good and valuable consideration, the receipt and now sufficiency of which are hereby acknowledged, City and Owner/Developer hereby amend the MDA as follows:

1. Paragraph 2.2 is deleted in its entirety, and following is inserted in lieu thereof:

   2. Commercial Requirements. The commercial use shall feature Live/Work units inside building one (1). Live/Work units shall consist of a ground story that is limited to commercial uses that are allowed in the City Center Overlay Zone. The location of the commercial uses shall be arranged as depicted in the floorplans of building one (1), on Exhibit B.

2. Item 2 of Exhibit B is amended as specifically described in Exhibit B.

3. The legal description of the property subject to this second amendment is attached and specifically described in Exhibit A.

4. All other provisions to the MDA as amended remain the same.

IN WITNESS WHEREOF, The City and the Developer have caused these presents to be signed.

Gardner Alfandre Holdings, L.C.

By: _____

Its: Authorized Signer

Millcreek

_____

Cheri Jackson, Mayor

Attest:

_____

Elyse Sullivan, City Recorder

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the _____ day of _____ 2026, personally appeared before me _____who being by me duly sworn, did say that he is the Mayor of Millcreek, a political subdivision of the State of Utah, and that said instrument was signed on behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____

Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of Gardner Alfandre Holdings, L.C., a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____

Notary Public

Exhibit A
(Legal Description)

3055-3061 S Richmond St, 1265 E Villa Vista Ave, 1275 E Villa Vista Ave

Legal Description

Parcel 1:

Beginning at a point 2 rods North and 539.5 feet West of the Southeast corner of the Northeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 165 feet, more or less, to the North line of lands conveyed to Severn Nielsen by deed from Henry Johnson, dated July 24, 1878, and recorded .on said date in Book "M" of Deeds, at Pages 964-6; thence South 87 1/2Â° West 61 feet, more or less, to the East line of Richmond Street; thence South 165 feet, more or less, along the East line of said Richmond Street to the North line of Gunn Avenue; thence East along the North line of said Gunn A venue 61 feet, more or less, to the place of beginning.

Tax I.D. 16-29-281-011-0000

Parcel 2:

Commencing at a point 2 rods North and 464.5 feet West from the Southeast Corner of the Northeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence West 75 feet; thence North 10 rods, more or less, to the North line of lands conveyed to Severen Nielsen by Deed from Henry Johnson dated July 24, 1878 and recorded on said date in Book "M" of Deeds at Pages 964-6; thence along said line described in said Deed North 87 degrees 30 minutes East 75 feet to a point due North of beginning; thence South 10 rods, more or less, to the place of beginning.

Together with a right of way over the following:

Commencing at the Southwest corner of the Northwest Quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence East 14 rods, more or less, to the center line of County Road; thence North 15 degrees 30 minutes West 33.3 feet to a point due East of the Southeast Corner of lands decreed to Niels C. Nielsen by Decree of Distribution In the Matter of the Estate of Severen Nielsen, deceased, in the Third Judicial District Court of the State of Utah; thence West 76 rods to Salt Lake City Canal; thence South 41 degrees East to the East and West Quarter Section Line; thence East 61.75 rods to the place of beginning.

Tax I.D 16-29-281-012-0000

Parcel 3:

Commencing at a point 33 feet North and 389.5 feet West of the Southeast Corner of the Northeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence West 75 feet; thence North 10 rods, more or less, to the North line of property conveyed to Severin Nielson by Deed from Henry Johnson, recorded in the Office of the County Recorder of Salt Lake County, Utah in Book "M" of Deeds, Pages 964-6; thence along said line described in said deed, North 87°30' East 75 feet, more or less, to a point due North of Beginning; thence South 10 rods, more or less to the place of beginning.

Tax I.D 16-29-'281-013-0000

Exhibit B
Design and Improvement Criteria

- Item 2 of Exhibit B is amended to read as follows:

2. **Commercial Requirements**: The commercial use shall feature Live/Work Units inside Building One. Live/Work Units shall consist of a ground story that is limited to commercial uses that are allowed in the City Center Overlay Zone. The location of the commercial uses shall be arranged as shown in the floorplan of Building One, on Exhibit C.

MILLCREEK, UTAH
ORDINANCE NO. 26-20

AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR VILLA VISTA TOWNHOMES, A PROPERTY LOCATED AT OR NEAR 1265 EAST VILLA VISTA AVENUE

WHEREAS, the Millcreek Council ("*Council*") met in regular meeting on April 27, 2026, to consider, among other things, approving an amended Development Agreement for Villa Vista Townhomes for property located at or near 1265 East Villa Vista; and

WHEREAS, the Council approved a development agreement for Villa Vista Townhomes; and

WHEREAS, Villa Vista Townhomes have requested that the referenced development agreement be amended to change the prescribed location of the proposed live/work units from Buildings one (1) and two (2), to only be located on Building one (1), as per the recorded Exhibit C; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council an Amended Development Agreement for Villa Vista Townhomes ("Amended Development Agreement"); and

WHEREAS, Council has reviewed the Amended Development Agreement and hereby find that it is in the best interests of both parties to enter into the Amended Development Agreement; and

WHEREAS, staff have reviewed the request and recommends that an amendment be approved.

NOW, THEREFORE, **BE IT ORDAINED** that the Amended Development Agreement is approved, and the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

This ordinance assigned no. 26-20, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by the Council this 27th day of April 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 26-20: APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR VILLA VISTA TOWNHOMES, A PROPERTY LOCATED AT OR NEAR 1265 EAST VILLA VISTA AVENUE was adopted the 27th day of April 2026 and that a copy of the foregoing Ordinance 26-20 was posted in accordance with Utah Code 10-3-711 this ____ day of April, 2026.

_____
Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 26-16

AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO $6,500 TO THE EAST MILL CREEK LIONS CLUB

WHEREAS, the Millcreek Council ("Council") met in a regular session on April 27, 2026, to consider, among other things approving a monetary contribution of up to $6,500 to the East Mill Creek Lions Club (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 30th, 2026, a study ("Study") was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation of up to $6,500 to the East Mill Creek Lions Club. A copy of the Study is attached to this Ordinance; and

WHEREAS, on April 8, 2026, the Study was made available in Millcreek for review by interested parties; and

WHEREAS, on April 8, 2026, a notice of a public hearing was published as a Class A notice under Section 63G-30-102; and

WHEREAS, on April 27, 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 $6,500 to the East Mill Creek Lions Club.

This Ordinance assigned Ordinance No. 26-16, 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 27th day of April, 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 26-16: AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO $6,500 TO THE EAST MILL CREEK LIONS CLUB was adopted the 27th day of April 2026 and that a copy of the foregoing Ordinance 26-16 was posted in accordance with Utah Code 10-3-711 this ____ day of April, 2026.

_____
Elyse Sullivan, City Recorder

Bonneville Research

March 30th, 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.

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

ANALYSIS:

Applicant:

- East Mill Creek Lions Club
- Serving our community since 1943
- A 501(c)(4) Service Club

Request:

- East Mill Creek Lions Club Proposal: Up to $6,500
- 2026 Request for Funding for July 4th Community Celebration
- Location: Evergreen Park, Evergreen Avenue

Summary of Day of Event Activities Planned

- Chuckwagon Breakfast: (7-11 AM: Pancakes, Ham, Eggs, Hash Brown Potatoes, Orange Juice, Milk, or Coffee, Strawberries)
- Parade: (9 AM: Theme "250 Years of Independence", Begins at 2700 E Evergreen Ave, running west to Evergreen Park,
- Cash prizes awarded for judged winners)
- Midway (9:30 AM - 12 PM - 3 or 4 Bounce House(s))
- Entertainment (10 AM - 12 PM: Audio Music, Local performers, Prize giveaways, etc.)
- Patriotic Flag Ceremony
- Snack Shack (10 AM - 12 PM: Simple Snacks, Candy, Soft Drinks, Water)

Budget:

Expenses (projected):

- Breakfast - $6,000
- Parade - $500
- Midway - $3,000 ($500 for Bounce House donated from EMCCC)
- Entertainment - $500 (Prizes donated by EMCCC)
- Snack Shack - $500
- Advertising - $500

Revenue: (projected)

- Breakfast - $8,000 - $10,000 ($8 per meal)
- Parade - No Revenue - $2,000 - $3,000 ($10 per individual's 'inflatables only' wristband; possible midway games)
- Entertainment - No Revenue
- Snack Shack - $1,000

- Request for Funding from Millcreek City - $6,500
- Inflatables - $3,000
- Entertainment/Sound - $2,500
- Parade (Prizes) - $500
- Marketing - $500

Event (projected):
The East Mill Creek Lions Club invites Millcreek City to join us in celebrating a cherished tradition that has brought pride and unity to our community for nearly a century.

This beloved event, the longest-running celebration in East Mill Creek, began as a children's parade at Sherman Elementary School. It has evolved over the years, becoming the East Mill Creek Lions Club's (primary fundraising event since 1944.

The Betterment League and the Lions Club have played key roles in transforming our neighborhood by developing essential infrastructure, including sidewalks, traffic signals, and parks, such as Evergreen Park. Their efforts have created a lasting positive impact, making community members feel grateful and connected to local progress.

Local Lions Clubs, including the East Mill Creek Lions, are dedicated to making a difference through initiatives such as eye conservation, diabetes awareness, and support for individuals with disabilities. They collect used eyeglasses, provide local assistance, and contribute to the Utah Lions Eye Bank and Foundation.

Additionally, the East Mill Creek Lions host a free annual Easter Egg Hunt for children ages 0-9 at Evergreen Park. They also collaborated with the Holladay Lions Club to establish the Holladay Lions Fitness Center.

We truly value your support for this important community event. Your donations will help us continue our joyful celebration and impactful work, making a real difference together.

Let's continue this proud tradition together! Community members can participate by volunteering at the event, spreading the word, or donating, thereby strengthening our community bonds and ensuring the event's success.

In our local community, the East Mill Creek Lions have also hosted the annual Easter Egg Hunt free for children ages 0-9 in Evergreen Park on the Saturday before Easter.

The East Mill Creek Lions helped establish the Holladay Lions Fitness Center complex alongside our sister club, the Holladay Lions Club.

CONCLUSION AND REQUIRED FINDINGS:

The municipality of Millcreek's purpose for the above-listed appropriation to the East Mill Creek Lions Club will be to seek to achieve the following Community Objectives:

The Betterment League and the Lions Club have played key roles in transforming our neighborhood by developing essential infrastructure, including sidewalks, traffic signals, and parks, such as Evergreen Park. Their efforts have created a lasting positive impact, making community members feel grateful and connected to local progress.

The East Mill Creek Lions have demonstrated a commitment to making a difference through initiatives such as eye conservation, diabetes awareness, and support for individuals with disabilities. They collect used eyeglasses, provide local assistance, and contribute to the Utah Lions Eye Bank and Foundation. Additionally, the East Mill Creek Lions host a free annual Easter Egg Hunt for children ages 0-9 at Evergreen Park, by:

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.

CONCLUSION:

The municipality of Millcreek's purpose in appropriating funds to the East Millcreek Lions Program is to provide financial assistance that helps cover costs for community events, ensuring they can be organized and held safely, by accomplishing the following public purposes without financial strain.

- Expertise and Guidance: Local officials offer valuable advice on event planning and logistics, helping organizers navigate challenges and enhance the overall community experience.
- Broader Reach: Government promotion can attract larger audiences, raising visibility and participation.
- Safety Assurance: Local authorities can ensure that events meet safety standards, providing a more secure environment for participants.
- Health and Safety: All Millcreek residents have access to health and safety services and resources.
- Economic Wellbeing: All Millcreek residents have opportunities to provide a high quality of life for themselves and their families.
- Economic Impact: Local support is essential for fostering vibrant community events that can boost local economies by attracting business, creating jobs, and stimulating economic activity.

Overall, local government support is essential for fostering vibrant community events th at enhance the quality of life for residents and contribute to the local economy.

FINDINGS:

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 is accurate, timely, and 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. 26-17

AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO $51,000 TO THE MILLCREEK ARTS COUNCIL

WHEREAS, the Millcreek Council ("Council") met in a regular session on April 27, 2026, to consider, among other things approving a monetary contribution of up to $51,000 to the Millcreek Arts 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 April 1st, 2026, a study ("Study") was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation of up to $51,000 to the Millcreek Arts Council. A copy of the Study is attached to this Ordinance; and

WHEREAS, on April 8, 2026, the Study was made available in Millcreek for review by interested parties; and

WHEREAS, on April 8, 2026, a notice of a public hearing was published as a Class A notice under Section 63G-30-102; and

WHEREAS, on April 27, 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 $51,000 to the Millcreek Arts Council.

This Ordinance assigned Ordinance No. 26-17, 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 27th day of April, 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 26-17: APPROVING A MONETARY CONTRIBUTION OF UP TO $51,000 TO THE MILLCREEK ARTS COUNCIL was adopted the 27th day of April 2026 and that a copy of the foregoing Ordinance 26-17 was posted in accordance with Utah Code 10-3-711 this ____ day of April, 2026.

_____
Elyse Sullivan, City Recorder

Bonneville Research

April 1, 2026

Introduction:

This analysis is intended to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by 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.

Key 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 the 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: Up to $51,000

Arts Council—The Millcreek Arts Council comprises volunteers who organize special events that increase community access to music and the arts. Committee meetings to organize events occur monthly, but ramp up to bi-weekly (or even weekly) as events draw near. All members of the Millcreek Arts Council contribute in various ways, but each event depends on numerous volunteers to make it successful. Activities include promoting, presenting, sponsoring, and encouraging art events, productions, and educational activities in our community and neighborhoods.

- *Connecting Millcreek residents to local art and music*
- *Offering the community visual art shows that range in style, medium, themes, and cultural backgrounds*
- *An opportunity for the community to talk with the artist (at the art reception) and have intermodal art engagement (combining music and visual art)*
- *Encouraging residents to visit their local library*
- Promoting local artists
- Creating aesthetic community rituals that include:
- A Summer Jam Concert series held weekly throughout the summer in Canyon Rim Park, free to the public, including live bands that change weekly
- The Millcreek Arts Fest, an all-day arts festival held annually, offering performing artists, art demonstrations, dance classes, a kids zone with entry free to the public (there are food trucks and vendor booths where people can purchase food or handmade jewelry, art, etc.)
- The Millcreek Community Theater presents three live shows each year

ANALYSIS:

Chapter 3.71.050 Procedures of the "Millcreek Code of Ordinances, states

The City may appropriate funds or resources in aid of a private enterprise project as provided by state law.

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.

The Millcreek Arts Council is a 501(c)(3) organization, and its purpose is to support the services and events for the citizens of Millcreek.

CONCLUSION AND REQUIRED FINDING:

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

- Connecting Millcreek residents to local art and music
- Offering the community visual art shows that range in style, medium, themes, and cultural backgrounds
- An opportunity for the community to talk with the artist (at the art reception) and have intermodal art engagement (combining music and visual art)
- Encouraging residents to visit their local library
- Promoting local artists
- Creating an aesthetic community ritual

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.

CONCLUSION AND REQUIRED FINDING:

The municipality of Millcreek's purpose for the appropriation to the Millcreek Arts Council is to increase awareness & appreciation of the Arts 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 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.

GENERAL LIMITING CONDITIONS:

Every reasonable effort has been made to ensure that this Study's data reflects accurate and timely information, and it is believed to be 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 during April 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 with any public or private offering of securities or for any 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 supplied independent financial and redevelopment analyses for numerous urban renewal agencies within 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
RESOLUTION NO. 26-09

A RESOLUTION OF THE MILLCREEK COUNCIL ADOPTING THE FOURTH AMENDMENT TO THE MILLCREEK EMPLOYEE HANDBOOK – FOURTH EDITION

WHEREAS, the Millcreek Council ("*Council*") met in regular session on April 27, 2026, to consider, among other things, approving a resolution to adopt the fourth amendment to the "Millcreek Employee Handbook – Fourth Edition"; and

WHEREAS, the Council has determined that it is in the best interest of the inhabitants of Millcreek to adopt a resolution to adopt the Fourth Amendment to the "Millcreek Employee Handbook – Fourth Edition", a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED that the Fourth Amendment to the Millcreek Employee Handbook – Fourth Edition is hereby approved, and the City Manager is hereby directed to implement the Millcreek Employee Handbook – Fourth Edition and the Council hereby grants and further gives authority to the HR Director and the City Attorney to correct errors, omissions, or typos and to make any non-substantive alterations, changes or additions to the Fourth Amendment to the Millcreek Employee Handbook – Fourth Edition a copy of which is attached hereto (designated by interlineating the words to be deleted and underlining the words to be added).

This Resolution, assigned No. 26-09, shall take effect immediately on passage.

PASSED AND APPROVED this 27th day of April 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

Millcreek Council
Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4

Millcreek City Hall
1330 E Chambers Ave
Millcreek, Utah 84106
801-214-2700
millcreekut.gov

Dear Fellow Millcreeker,

Welcome to one of Utah's newest cities and a career in public service for an amazing community! Millcreek's motto is "Connected by Nature," and our natural beauty flows from the Wasatch Mountains west to the Jordan River. But you'll also find a close-knit community and city employees working hard to facilitate connections and make this a great place to live, work, and play.

Having just incorporated a few short years ago, we've been fortunate to hand-pick a "Dream Team" from scratch-including YOU! Millcreek needs your energy, talents, and positive attitude to help build a truly magical municipal organization. I'm glad you are here to enhance our entrepreneurial vibe.

Here our vision is "Innovating Ways to Serve Our Community" and we look forward to seeing how you bring your creativity to solve problems, provide outstanding customer service, and look for ways to strengthen the community of Millcreek. Our culture is fast-moving, nimble, and responsive. But we also expect hard work, dedication, and high standards. We put a lot of trust in our team~~., and if you are fair with Millcreek, Millcreek will always be fair with you.~~

The policies in this handbook are here to help you do your job effectively and efficiently. Please take time to read and understand them and refer back to this book often. Any questions along the way? I'm here for you and so is your Department Head, and also Human Resources. We can't wait to help you thrive and soar at Millcreek!

All the best,

Mike Winder
City Manager

- Employees may be required by their Department Head to wear uniforms or apparel imprinted with a City logo or approved marks/emblems.
    - While some departments may reimburse employees for clothing, gear, and equipment to perform their job duties, the City shall not reimburse for shirts, vests, sweaters, jackets, or coats that do not have a City logo on them.
- Employees must wear clean, neat clothing that is not torn or frayed. They must also avoid unduly revealing, immodest, or otherwise inappropriate attire for a professional office or other work environment.
- Tattoos, brandings, or piercings that are deemed unsafe, or contain content offensive to modesty, decency, propriety, or professionalism must be covered or removed while at work.
- The City's dress code policy will not be enforced in a manner that discriminates against anyone based on a protected class, such as 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 class protected by law.

9. **Personal Use of City Property**—The City recognizes there will be times when employees use City-owned property for incidental or de minimus personal use in addition to the primary use of fulfilling the employee's duties.
    - Employees are authorized to use or possess any City-owned property issued to them for any incidental personal use, so long as the property is used in a lawful manner and the employee does not obtain or exercise unauthorized control over the City's property with the purpose to deprive the City of the City's property." as contemplated in Utah Code Ann. §76-6-404.
    - City-owned property is issued to an employee and held in that employee's possession for the primary purpose of fulfilling that employee's job-related duties as a public servant.
    - Incidental personal use of City-owned property includes but is not limited to use that does not interfere with the employee's job performance, does not substantially diminish the value of the City-owned property, is for training or skill development, does not incur substantial cost to the City, or has been implicitly authorized by an adopted budget so long as the property is used in a lawful manner.
    - By way of illustration and not limitation, incidental personal use means:
        - use or consumption of office, first aid, and lunchroom supplies;

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- Mileage reimbursement requests must be signed by the employee's Department Head and submitted to the HR/Finance Department for processing. The "Mileage Reimbursement Form" is on the City's M Drive.
- Mileage will be reimbursed at the rate currently authorized by the Internal Revenue Service (IRS).
- All fuel, maintenance, and depreciation expenses are considered to be included in the standard mileage rate.
- Parking charges, tolls, and other related expenses will be reimbursed upon presentation of receipts if incurred for City business travel.
- If an employee chooses to drive rather than fly for out-of-state travel, the City will reimburse the employee based on the least expensive flight rather than actual mileage.
- If an employee chooses to fly rather than drive for in-state travel, the City will reimburse the employee based on what the driving mileage would have been.

- Employee Responsibilities
  - Employees are accountable for responsibly operating City vehicles, personal vehicles, or rentals when traveling for City Business. They must complete and abide by the policies outlined on the "Driver Responsibility Acknowledgment" form, which can be found on the City's M Drive.
  - Upon hire, employees who will be driving City vehicles will be required to participate in virtual defensive driving training. The video and accompanying quiz link can be found on the City's M Drive.

2. Travel–Related Expenses—Travel-related costs include travel to and from the business destination, transportation costs at the business destination, and lodging, meals, or other incidental expenses. All expenses must be in accordance with departmental budgets.
   - Transportation
     - All air travel shall be completed using the most economical means available on a full-service carrier which will satisfactorily accomplish City business. This includes traveling during normal work hours when possible and minimizing connections. It is the expectation that travelers book the standard fare (commonly referred to as coach, economy, or main cabin). Class upgrades beyond this must be paid by the employee.

- Airfare or other travel arrangements for overnight trips should be made and paid for in advance via City P-Card or Accounts Payable.
  - P-Card holders must use the City-issued P-Card for fares and travel expenses.
  - Employees who are not P-Card holders must make travel arrangements through their department head or Human Resources.
  - If advance payment is not possible, the City will reimburse the employee for the travel expenses after receiving appropriate receipts showing that the employee has expended personal funds.

- ~~Ground Transportation~~
  - Miscellaneous transportation costs related to City-business such as taxis, buses, rideshares, subways, metros, and ferries, are reimbursable upon presentation of receipts.
  - Employees may obtain a rental car with pre-authorized approval from their Department Head. Groups of employees at the same location shall share rental vehicles where practical.
    - Employees who rent vehicles for City use are required to purchase the full liability insurance offered by the car rental company.
- Lodging
  - Employees traveling overnight for City business must have pre-authorization from their Department Head before making overnight accommodations.
    - The City will cover the actual lodging costs involved in the approved travel.
    - P-Card holders must use the City-issued P-Card for lodging expenses.

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- If the employee chooses to extend their stay for personal reasons, the employee is responsible for the additional nights of lodging.

- Per Diem
  - Employees traveling for overnight City business shall be paid per diem in accordance with the U.S. General Services Administration (GSA) per diem rates. The GSA rates can be found at gsa.gov. Per diem expenses must be requested on a "Travel Expenses Form," found on the City's M Drive, and submitted to the HR/Finance Department within 10 business days of the travel date to ensure timely processing.

  - P-Card holders who receive per diem shall not use the P-Card to pay for the costs represented by the per diem.
  - If a meal is included in the registration cost, provided by the hotel, or hosted by a professional organization in conjunction with the travel, no per diem will be given for that particular meal.
  - Personal expenses, including entertainment or alcohol, are not reimbursable.
  - ~~No reimbursement will be paid for expenses relating to spouses or other non-employee travelers unless approved by the City Manager or designee.~~
  - If an employee receives a per diem allowance and cannot travel or attend the function or is provided additional meals not known in advance of the travel, the employee must return the funds attributable to such events to the City.

- Fees
  - All conference registration fees should be paid in advance via P-Card or Accounts Payable.
  - If advance payment is not possible, employees will be reimbursed for personal expenses, registration fees, etc., upon presentation of receipts.

5-03 CASH HANDLING POLICY

1. **General Policy -** The Utah State Code requires proper accounting and documentation of all cash receipts. Cash handling requires adequate internal controls when receiving, safeguarding, depositing, and accounting for public funds. The term "public funds" applies to currency, coins,

MILLCREEK, UTAH
RESOLUTION NO. 26-10

A RESOLUTION OF THE MILLCREEK COUNCIL ADOPTING THE THIRD AMENDMENT TO THE MILLCREEK NON-BENEFITED EMPLOYEE HANDBOOK – FIRST EDITION

WHEREAS, the Millcreek Council ("*Council*") met in regular session on April 27, 2026, to consider, among other things, approving a resolution to adopt the third amendment to the "Millcreek Non-Benefited Employee Handbook – First Edition"; and

WHEREAS, the Council has determined that it is in the best interest of the inhabitants of Millcreek to adopt a resolution to adopt the Third Amendment to the "Millcreek Non-Benefited Employee Handbook – First Edition", a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED that the Third Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition is hereby approved, and the City Manager is hereby directed to implement the Millcreek Non-Benefited Employee Handbook – First Edition and the Council hereby grants and further gives authority to the HR Director and the City Attorney to correct errors, omissions, or typos and to make any non-substantive alterations, changes or additions to the Third Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition a copy of which is attached hereto (designated by interlineating the words to be deleted and underlining the words to be added).

This Resolution, assigned No. 26-10, shall take effect immediately on passage.

PASSED AND APPROVED this 27th day of April 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

Millcreek Council
Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4

Millcreek City Hall
1330 E Chambers Ave
Millcreek, Utah 84106
801-214-2700
millcreekut.gov

Dear Fellow Millcreeker,

Welcome to one of Utah's newest cities and a career in public service for an amazing community! Millcreek's motto is "Connected by Nature," and our natural beauty flows from the Wasatch Mountains west to the Jordan River. But you'll also find a close-knit community and city employees working hard to facilitate connections and make this a great place to live, work, and play.

Having just incorporated a few short years ago, we've been fortunate to hand-pick a "Dream Team" from scratch-including YOU! Millcreek needs your energy, talents, and positive attitude to help build a truly magical municipal organization. I'm glad you are here to enhance our entrepreneurial vibe.

Here our vision is "Innovating Ways to Serve Our Community" and we look forward to seeing how you bring your creativity to solve problems, provide outstanding customer service, and look for ways to strengthen the community of Millcreek. Our culture is fast-moving, nimble, and responsive. But we also expect hard work, dedication, and high standards. We put a lot of trust in our team~~., and if you are fair with Millcreek, Millcreek will always be fair with you.~~

The policies in this handbook are here to help you do your job effectively and efficiently. Please take time to read and understand them and refer back to this book often. Any questions along the way? I'm here for you, and so is your Department Head, and also Human Resources. We can't wait to help you thrive and soar at Millcreek!

All the best,

Mike Winder
City Manager

Code, including restrictions against disclosing or using private, protected, or controlled information acquired by reason of a person's official position for the employee's or another's private benefit .

6. **Gifts and Gratuities –** City employees are prohibited from knowingly receiving, accepting, taking, seeking, or soliciting, directly or indirectly, any gift, gratuity, loan, favor, or bribe for items of monetary value or of substantial economic benefit that would tend to improperly influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties. This section does not apply to:
   - an occasional non-pecuniary (not cash) gift having a value of less than $50;
   - an award publicly presented;
   - any bona fide loan made in the ordinary course of business; or
   - any political campaign contributions if the contribution is used in a political campaign.
7. **Attendance –** All employees shall meet attendance and punctuality requirements in accordance with department and supervisory guidelines.
8. **Appearance –** In order to maintain a professional atmosphere and appearance, all employees shall maintain the following minimum standards:
   - Employees must maintain a high standard of personal hygiene. They must appear neat and clean and have no offensive odors. Employees' hair must be clean and groomed.
   - Employees' dress and appearance must be appropriate to their employment. Appropriateness may vary, depending upon the nature of work performed, safety concerns, and the degree of public contact.
   - Employees may be required by their Department Head to wear uniforms or apparel imprinted with a City logo or approved marks/emblems.
     - While some departments may reimburse employees for clothing, gear, and equipment to perform their job duties, the City shall not reimburse for shirts, vests, sweaters, jackets, or coats that do not have a City logo on them.
   - Employees must wear clean, neat clothing that is not torn or frayed. They must also avoid unduly revealing, immodest, or otherwise inappropriate attire for a professional office or other work environment.

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MILLCREEK, UTAH
ORDINANCE NO. 26-18

AN ORDINANCE AMENDING TITLE 13 OF THE MILLCREEK CODE OF ORDINANCES PROHIBITING MOTOR VEHICLES ON TRAILS

WHEREAS, the Millcreek Council ("Council") met in regular session on April 27, 2026, to consider, among other things, amending Title 13 of the Millcreek Code of Ordinances prohibiting motor vehicles on trails; and

WHEREAS, the Council has been informed that motor vehicles are using trails that are designed, constructed, and intended for hikers and human-powered bicycles, not motorized vehicles, and that such usage creates a safety hazard to other trail users and threatens to degrade the physical condition of the trail, leading to erosion; and

WHEREAS, based on this understanding and after careful consideration, the Council has determined that amending Title 13 of the Millcreek Code of Ordinances to prohibit motor vehicles on trails is in the interest of the City's residents' health, safety, and welfare.

NOW THEREFORE, **BE IT ORDAINED** by the Council that Title 13 be amended to add the following by interlineating the words to be deleted and underlining the words to be added.

13.04.020 Definitions

As used in this chapter:

"Electric motorcycle" means a motorcycle powered by an electric motor of more than 750 watts, or capable of exceeding a speed of 20 miles per hour using the power of the electric motor alone.

"Motorcycle" means a motor vehicle, other than a tractor, having a seat or saddle for the use of the rider and designed to travel with not more than three wheels in contact with the ground; or an autocycle, a moped, or an electric motorcycle. Motorcycle does not include an electric-assisted bicycle or a motor-assisted scooter.

"Programmable electric-assisted bicycle" means an electric-assisted bicycle with the capability to switch or be programmed by a user to function as a class 1 electric-assisted bicycle, class 2 electric-assisted bicycle, or class 3 electric-assisted bicycle, if the electric-assisted bicycle fully conforms with the respective requirements of each class of electric-assisted bicycle when operated in that mode.

All other terms shall mean the same as those terms as defined in the Utah Code.

13.04.050 Motor Vehicle Restrictions

1. It is unlawful to operate or drive any motor vehicle within any park or recreation area at a speed in excess of that speed posted on the particular road, trail, or pathway within the park.
2. It is unlawful to operate a motor vehicle within a park other than in areas specifically designated and posted for that purpose. This provision does not apply to motorized or self-propelled equipment used within the park by city or county employees for transportation or for maintaining and servicing park facilities. Emergency vehicles are also exempt from this provision.
3. It is unlawful to operate a motor vehicle, off-highway vehicle, mini motorcycle, motorcycle, moped, motor-assisted scooter, electric motorcycle, programmable electric-assisted bicycle, or golf cart on any trail. This provision does not apply to authorized emergency vehicles or motor vehicles used by city contractors, city-authorized law enforcement, or county employees for transportation, maintenance, and trail servicing. Notice of restriction imposed by this provision shall be posted at prominent points on the trail as determined by the city engineer.
4. It is unlawful to operate a motor vehicle, even though operated within the speed permitted and in or on the places provided for such vehicles, in a careless or reckless manner within the park or trail.
5. It is unlawful to operate an e-motorcycle that is street legal on a park, trail, or sidewalk. For purposes of this provision, the term "street legal" means an e-motorcycle that meets the requirements of a street legal all-terrain type I vehicle as set forth in Utah Code section 41-6a-1501, operated by an individual 16 years old or older, who possesses a valid driver's license with a motorcycle endorsement, and is registered and insured.
6. It is unlawful to operate an e-motorcycle that is not street legal on a public highway. For purposes of this provision, the term “not street legal” means that an e-motorcycle that does not meet the requirements of a street legal all-terrain type I vehicle as set forth in Utah Code section 41-6a-1501is operated by an individual under 16 years old, does not possess a valid driver's license with a motorcycle endorsement, or is not registered and insured.
7. The first violation of this section is punishable as an infraction and subject to a three-hundred-dollar ($300) penalty. Each subsequent violation shall be punished as reckless driving, and the peace officer may seize or impound the motor vehicle, off-highway vehicle, mini motorcycle, motorcycle, moped, motor-assisted scooter, e-motorcycle or golf cart according to the process set forth in Utah Code section 41-6a-1406 and may seek forfeiture according to the process set forth in Utah Code section 77-11b-301.

This Ordinance assigned no. 26-18 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 27th day of April 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 26-18: AMENDING TITLE 13 OF THE MILLCREEK CODE OF ORDINANCES PROHIBITING MOTOR VEHICLES ON TRAILS was adopted the 27th day of April 2026 and that a copy of the foregoing Ordinance 26-18 was posted in accordance with Utah Code 10-3-711 this ____ day of April, 2026.

_____
Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 26-19

AN ORDINANCE REGULATING, PREVENTING, AND BANNING THE DISCHARGE OF FIREWORKS WITHIN CERTAIN AREAS OF THE CITY

WHEREAS, the Millcreek City Council (the *"Council"*) met in regular session on April 27, 2026, to consider, among other things, regulating, preventing, and banning the discharge of fireworks within certain areas of the city; and

WHEREAS, the Fire Marshal has advised the Council and has determined that existing or historical hazardous environmental conditions under Utah Code Ann. § 15A-5-202.5(1)(b) necessitates controlled use of any ignition source, including fireworks as defined in Utah Code Ann. § 53-7-202, lighters, matches, sky lanterns, and smoking materials in bush-covered or dry grass-covered areas, within 200 feet of waterways, trails, canyons, washes, ravines, or similar area, or a limited area outside the hazardous areas described above to facilitate a readily identifiable closed area in accordance with Utah Code Ann. § 15A-5-202.5(2); and

WHEREAS, the Fire Marshal has produced a map ("Map"), a copy of which is attached hereto, that identifies the existing or historical hazardous environmental conditions under Utah Code Ann. § 15A-5-202.5(1)(b) that necessitate controlled use of any ignition source including fireworks, lighters, matches, sky lanterns, and smoking materials in bush-covered or dry grass-covered areas, within 200 feet of waterways, trails, canyons, washes, ravines, or similar area, or a limited area outside the hazardous areas described above to facilitate a readily identifiable closed area in accordance with Utah Code Ann. § 15A-5-202.5(2); and

WHEREAS, the Council finds that based on the Map, the areas designated for closure are closed areas along readily identifiable features like major roadways, waterways, or geographic features in accordance with Utah Code Ann. § 15A-5-202.5(2); and

WHEREAS, the Council finds that based on the Map, the boundary of the designated closed areas are as close as is practical to the defined hazardous area, provided that the closed area may include areas outside of the hazardous area to facilitate a readily identifiable line; and

WHEREAS, the Council finds that the Map is readily available to the public because the Map will supplement the historical hazardous environmental conditions county-wide map as contemplated in Utah Code Ann. § 53-7-225(6); and

WHEREAS, after careful consideration, the Council has determined that banning the use of fireworks in certain areas of the city is in the best interest of Millcreek's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED, except for display operators properly licensed as required by Utah law, it is unlawful for any person to discharge a class C common state-approved explosive in the areas identified in red on the Map.

BE IT FURTHER ORDAINED that the definition of "a class C common state approved

explosive" shall be as defined in Utah Code Ann. § 53-7-202(5). All other terms shall have the same meaning as set forth in the Utah Fireworks Act, Utah Code Ann § 53-7-220 et seq.

BE IT FURTHER ORDAINED that any person convicted of violating the provisions of this ordinance shall be guilty of an infraction.

PASSED AND APPROVED this 27th day of April 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

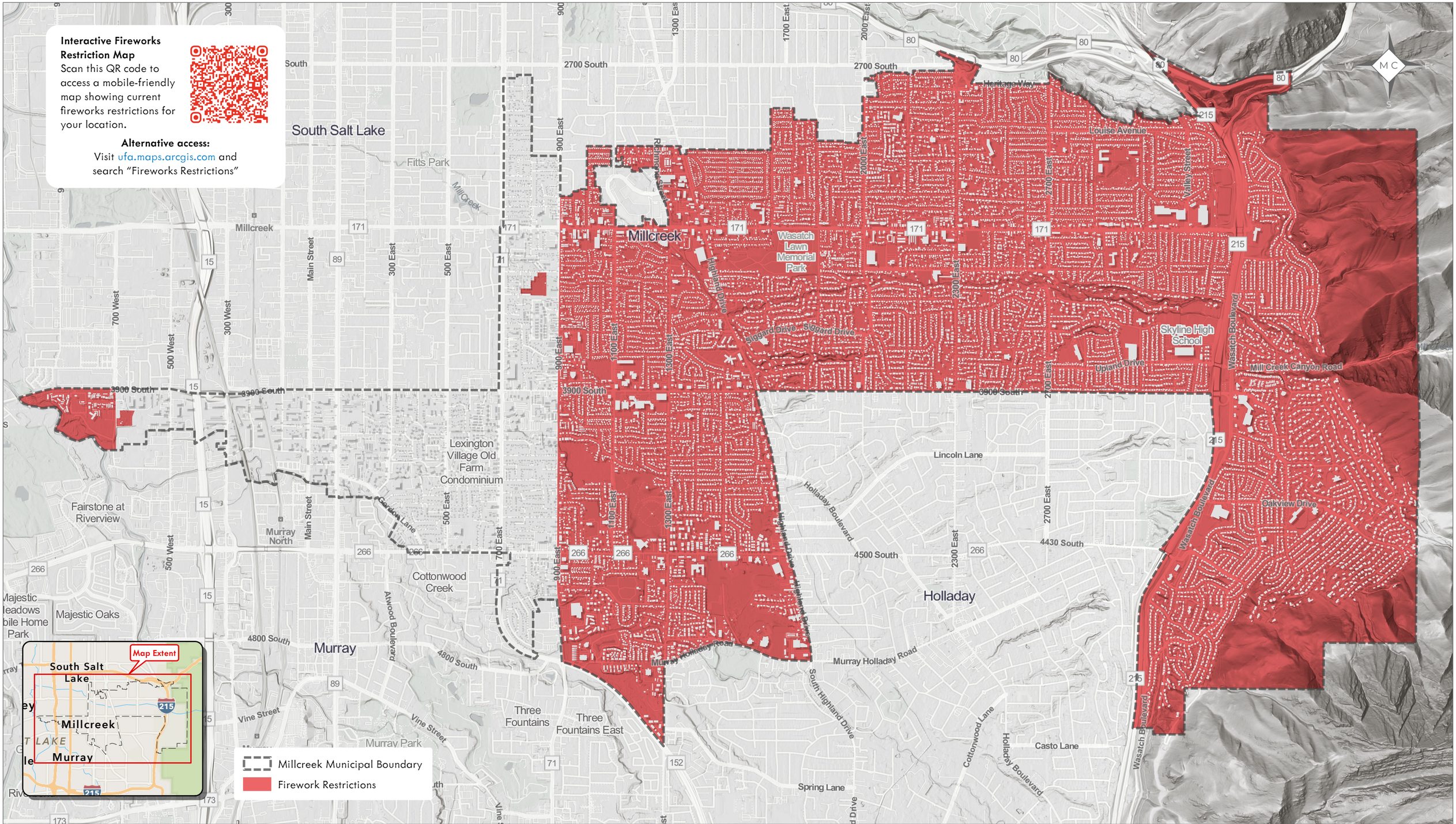
CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-19: AN ORDINANCE REGULATING, PREVENTING, AND BANNING THE DISCHARGE OF FIREWORKS WITHIN CERTAIN AREAS OF THE CITY was adopted the 27th day of April 2026 and that a copy of the foregoing Ordinance 26-19 was posted in accordance with Utah Code 10-3-711 this ____ day of April, 2026.

_____
Elyse Sullivan, City Recorder

Interactive Fireworks Restriction Map
Scan this QR code to access a mobile-friendly map showing current fireworks restrictions for your location.

Alternative access:
Visit ufa.maps.arcgis.com and search "Fireworks Restrictions"



0 0.25 0.5 0.75 1 Miles

Author: Millcreek GIS - Brian Busch, GISP

Spatial Reference: NAD 1983 StatePlane Utah Central FIPS 4302 Feet

AGOL Item: https://millcrk.maps.arcgis.com/home/item.html?id=2d9476c206fc4515ab4385573cff5b6e

Data Sources:
Millcreek; Salt Lake County; OpenStreetMap; Esri; UGRC; UFA; Open Basemap

2026 Firework Restrictions

Millcreek, UT

Date Saved:
Tuesday, April 14, 2026

This map is for informational purposes only. While it reflects current fireworks restriction areas, users should refer to the official ordinance and associated records for legally binding information. Millcreek City makes no warranty, expressed or implied, regarding the accuracy or completeness of the information shown. Boundaries, features, and other map elements are subject to change without notice.

Millcreek City Hall
1330 E Chambers Ave
Millcreek, UT 84106
(801)-214-2700
www.millcreekut.gov

UNIFIED POLICE GREATER SALT LAKE

MILLCREEK

MILLCREEK CITY - MARCH 2026

EXIT

Officer Of the Year:

Officer Anthony Crawford

Distinguished Unit: Directed Enforcement Unit

Sgt Aaron Lavin
Det Todd Gray
Det Brian Embley
Det Taylor Stirland
Det Grant Martinez

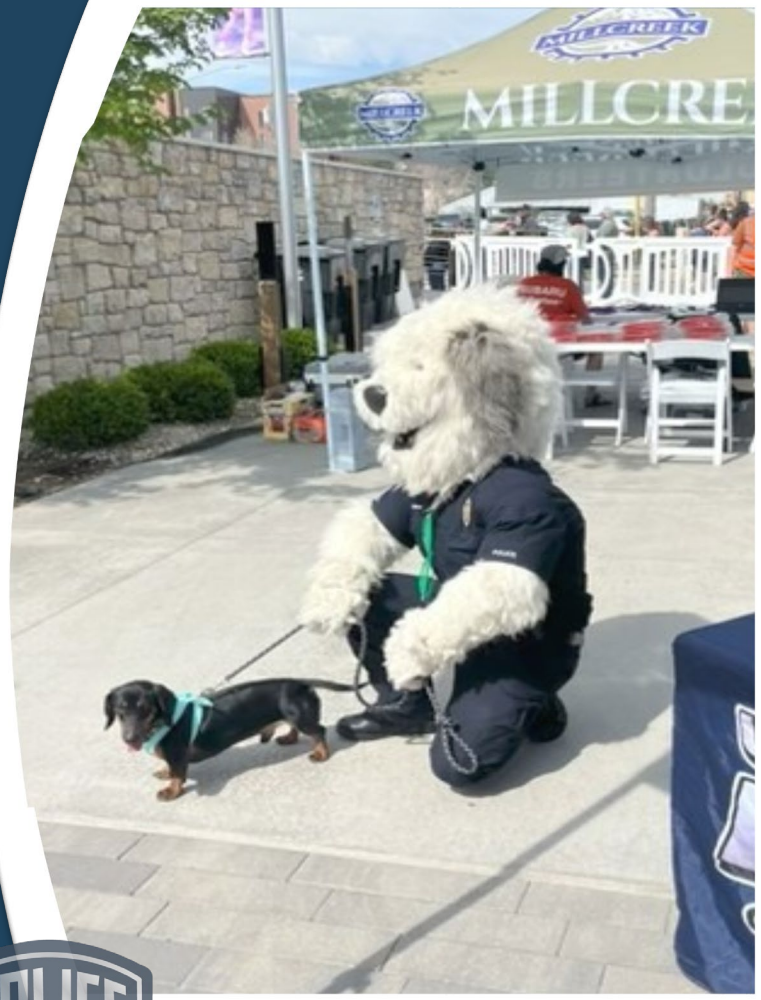
Chief's Award: Sgt Kevin Takeno, Sgt Scott Wilberger, Sgt Kevin Takeno, Sgt Harry Holt, Sgt Mike Mays, Officer Crystal Grady, Officer CJ Farnes, Officer Darian Barszcz, Officer Alan Dowdall, Officer Ty Thammavongsa, Gregg Golden LCSW

Meritorious Service: Sgt Jesse Allen, Sgt Dasha Sommer, Gregg Golden LCSW, Det Tracey Creno, Det Grant Martinez, Officer Louie Muniz, Officer Josh Thomas, Officer Chasity Hales, Officer Jesse Motzkus

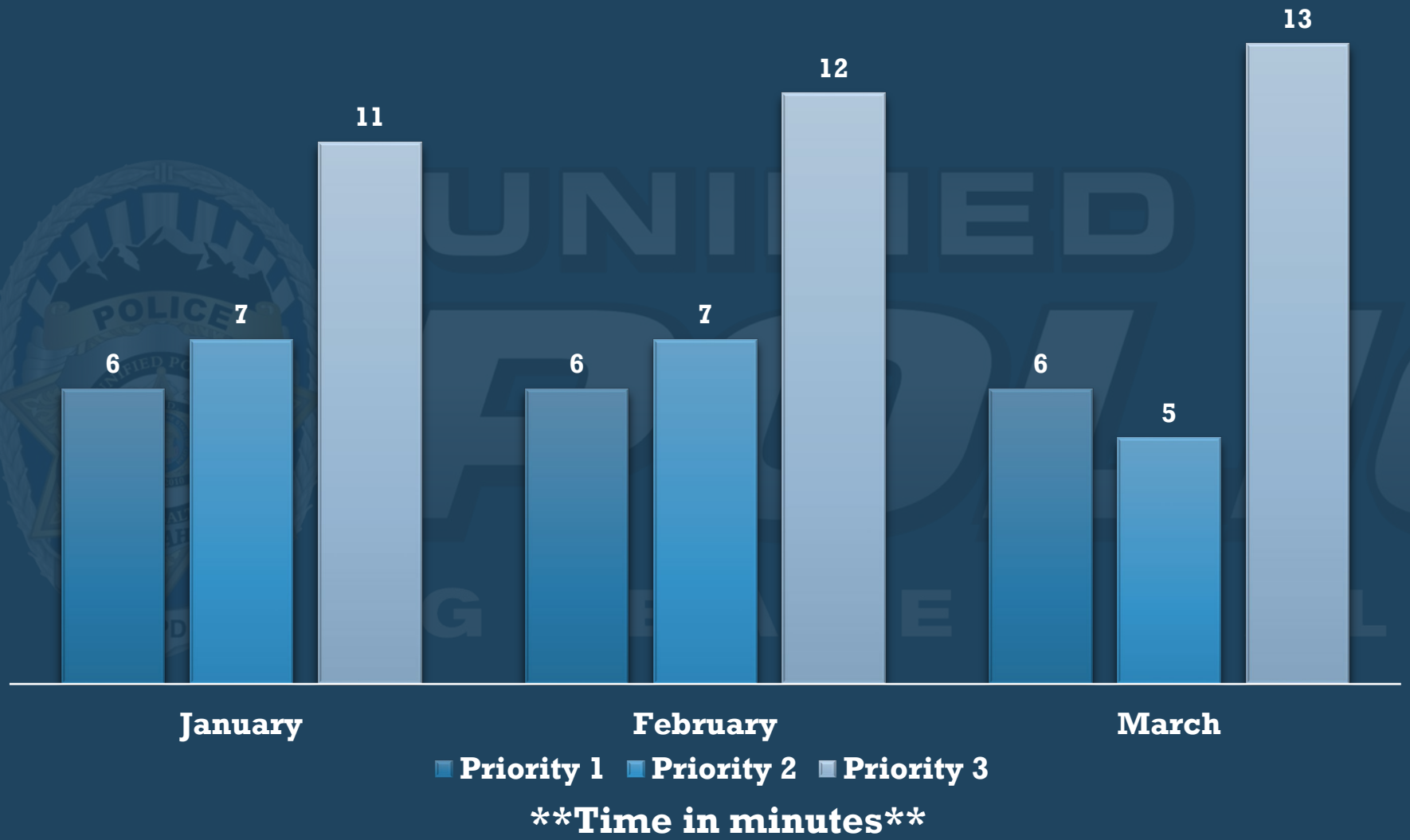
UPD Millcreek Current Staffing

- **True Vacancies 0**
- **Allocated to Millcreek 2 (FTO/Academy/Future Start Date)**
- **Vacant Specialty Positions 0 (Traffic/Investigations)**

****Updated 4/14/2026****



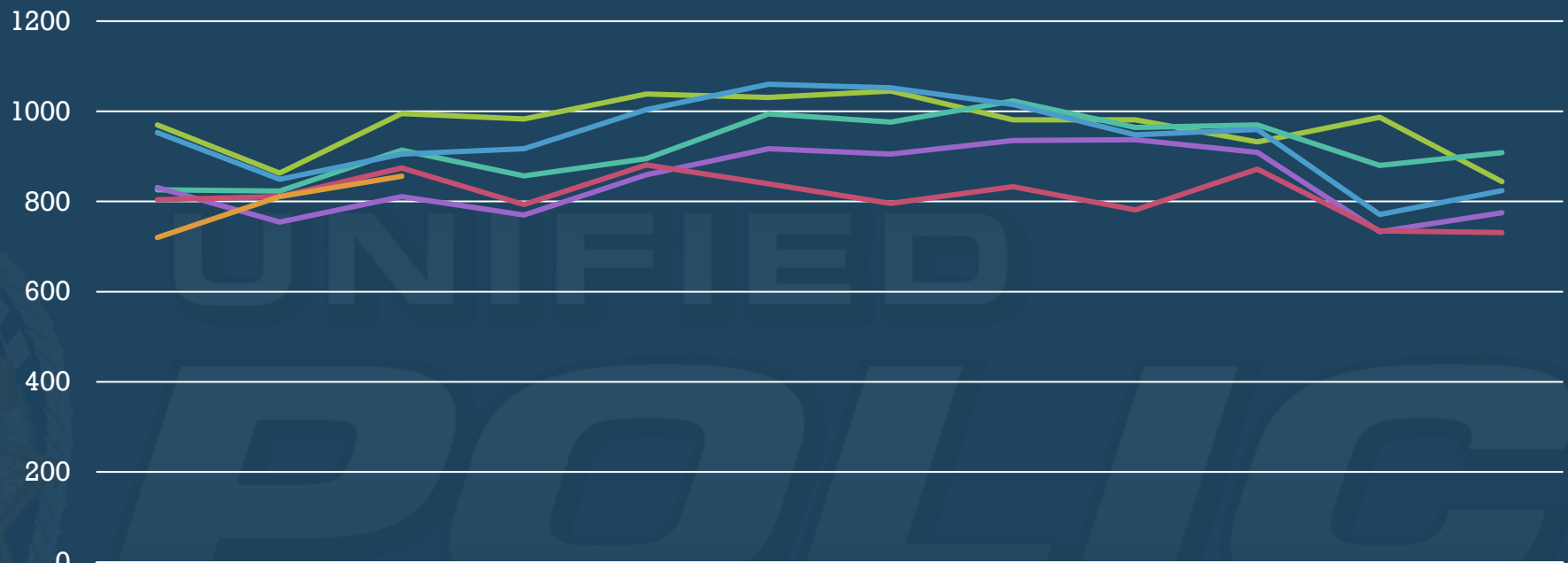
POLICE RESPONSE TIMES
MILLCREEK-UPD



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

MILLCREEK CITY

Millcreek Precinct Case Trend

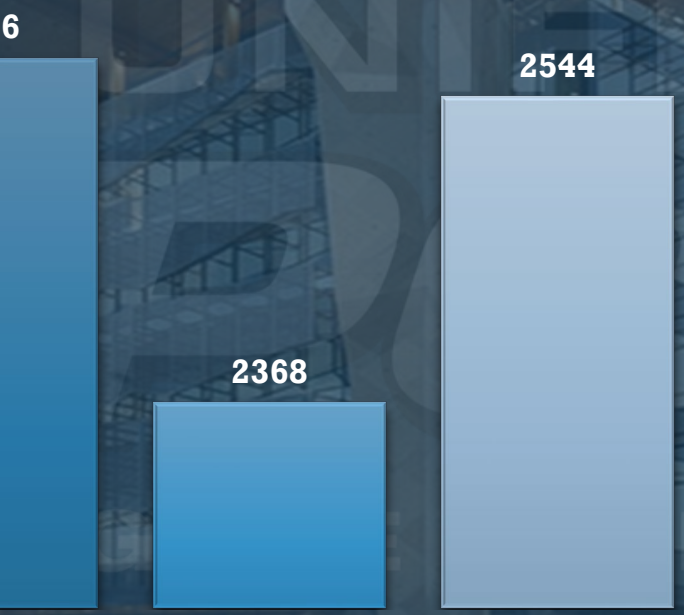


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2021	970	863	995	983	1038	1031	1045	981	981	932	987	844
2022	826	823	914	857	895	994	976	1023	964	970	880	908
2023	953	849	905	917	1004	1060	1052	1015	948	960	771	824
2024	831	754	811	770	859	917	905	935	937	909	733	775
2025	804	811	874	793	881	839	796	833	781	872	735	731
2026	720	811	856									

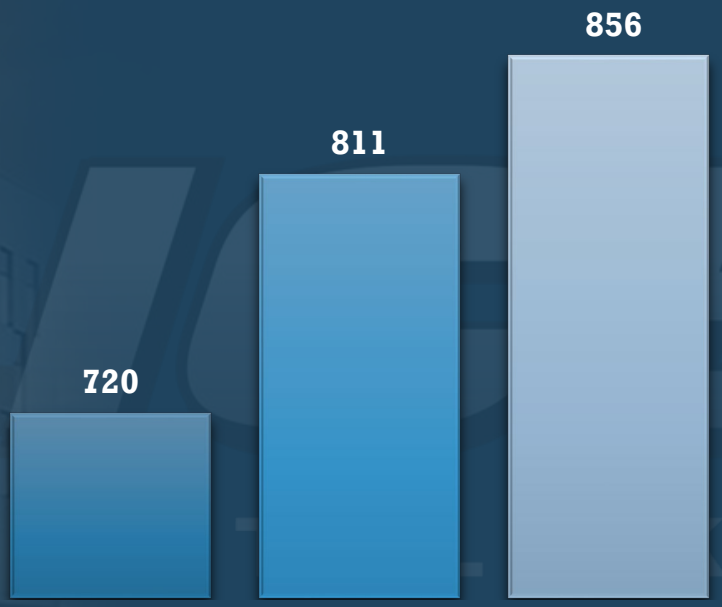
2021 2022 2023 2024 2025 2026

Millcreek City

Calls For Service



New Police Reports



MILLCREEK UNIFIED POLICE MARCH 2026

- **TRANSIENT CALLS**

  38

- **MENTAL HEALTH CALLS**

  51

MILLCREEK CITY - UPD TRAFFIC STATS

MARCH 2026

- 300 Citations Issued
- 5 DUI Arrests
- 51 Accidents Reports
- 25 Hit and Runs

Millcreek City Directed Enforcement Unit (DEU) Stats

March 2026

Operational Summary:

- 6 Cases
- 13 Arrests
- 22 Search Warrants Served

Seized:

- 3 Guns
- 30 lbs. of Methamphetamine
- 19 lbs. of Fentanyl Powder and 5000 Fentanyl Pills
- 2.5 lbs. of Heroin

Community Engagement

Detectives from our Community Oriented Policing Unit and our LCSW Golden participated in Reading Across America!

The C.O.P. Unit along with UPD Cadets also worked the Doxie Derby Event!

Unified Police Investigations
March 2026
Millcreek Precinct

Assault 33	**Burglary** 4	**Drug Offenses** 16	**Domestic Violence** 57
Fraud 9	**Homicide** 0	**Larceny** 61	**Robbery** 0
	Sex Offense 4	**Stolen Vehicles** 9	

During the month of March, Millcreek Precinct detectives were assigned 33 cases, and 17 of those cases were submitted for charges to Holladay Justice Court or 3rd District

ALDO End Of Watch 4/27/2016

Minutes of the
Millcreek City Council
April 13, 2026
5:00 p.m.
Site Visit
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a regular public meeting on April 13, 2026, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members
Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4

City Staff
Mike Winder, City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager
Lisa Dudley, HR-Finance Director
Brad Sanderson, Current Planning Manager
Rita Lund, Communications Director

Planning Commissioners
Christian Larsen
Jacob Richardson
Jenny Burgess
Victoria Reid (electronic)

Attendees: Deondra Brown, David Cooper, Rick Hansen, Eric Bluth, Laura Renshaw, Andrei Tarassov, Rus Sorensen, Susan McKeever, McKinnon Woodbury

SITE VISIT – 5:00 p.m.

1. Tour Maliheh Free Clinic at 941 E 3300 S

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:02 p.m.

1. Welcome, Introduction and Preliminary Matters

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

1.2 National Child Abuse Prevention Month Proclamation

Mayor Jackson proclaimed the following:

PROCLAMATION
NATIONAL CHILD ABUSE PREVENTION MONTH

WHEREAS, our children are our most valuable resources and will shape the future of Millcreek; and
WHEREAS, childhood trauma, including abuse and neglect, is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and
WHEREAS, childhood trauma can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and
WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and
WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and
WHEREAS, communities must make every effort to promote programs and activities that build strong children and families; and
WHEREAS, we acknowledge that we must work together as a community in partnership to build awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and
WHEREAS, prevention remains the best defense for our children and families.
NOW, THEREFORE, I, Cheri Jackson, Mayor of Millcreek, do hereby proclaim April as NATIONAL CHILD ABUSE PREVENTION MONTH in Millcreek and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.
ADOPTED this 13th day of April 2026 in Millcreek, Utah.

Mayor Jackson said we are protective of our children in Millcreek and want to do everything that we can to ensure safety, health, and wellbeing of children and families.

Deondra Brown, Prevention and Policy Advocate, said the month of April was an opportunity to plant important seeds in the community where children and families understand that not only is it okay to talk about difficult things like childhood sexual abuse, but that is how we make progress and start to see a difference in our communities. Child abuse is preventable. Adult community members need to make sure children know they are a safe place and will protect them. She thanked the council for their support.

1.3 Public Comment
Coy Canfield expressed support for the 3900 South bike project, emphasizing its importance in connecting the Jordan River Trail to the Meadowbrook TRAX station and enhancing east-west bicycle connectivity. She noted that 3900 South has the potential to serve as a key bike corridor, addressing the current lack of safe, continuous bicycle routes until the Nine Line Trail approximately 30 blocks north. Canfield advocated extending the bike path to 2030 East to fully connect with eastern segments. Citing research from

the Journal of Physical Activity and Health, she highlighted the economic benefits of bicycle infrastructure, stating that every $15 invested yields approximately $60 in community return, outperforming pavement preservation investments. She encouraged the city to consider allocating a portion of proposed transportation utility fee (TUF) funding toward bicycle infrastructure to improve overall bikeability. She concluded that while road repaving maintains the status quo, developing a robust network of protected bike paths would significantly enhance quality of life, promote affordability, and provide viable transportation alternatives, particularly in light of rising global concerns affecting fuel costs.

Andrei Tarassov expressed appreciation for the recent TUF open house and the information provided, while offering early feedback ahead of a future public comment meeting. He acknowledged the need for road maintenance funding but raised concerns about the proposed TUF, noting that it functions similarly to a tax but lacks the same tax-deductibility as property taxes. He highlighted concerns from residents about this distinction and questioned the potential impact on local businesses, suggesting that charging higher fees based on traffic generation could discourage growth and create inequities. He also noted the complexity of determining traffic impact by business and the administrative burden associated with implementing and managing a new monthly fee. As an alternative, he suggested that a sales tax or general tax increase, while less popular, may be more straightforward and cost-effective in the long term. Additionally, he mentioned the broader issue of declining gas tax revenues and proposed that a usage-based approach, such as a tax on tires, could be explored at the state level.

Susan McKeever, Shady Creek, addressed concerns regarding the proposed zoning at 815 Scott Avenue. She expressed appreciation to city staff and requested that the development be designed with greater sensitivity to neighborhood character. Specifically, she emphasized the importance of adequate setbacks, citing a recent project on Scott Avenue as an example where limited setbacks and excessive concrete reduced green space and negatively impacted the area. She also raised concerns about fire safety due to close building proximity, as well as privacy issues for neighboring properties. Additionally, she highlighted the loss of mature trees and resulting impacts on views and neighborhood aesthetics, urging that future development preserve green space and respect long-standing residents.

Laura Renshaw, Manager of the Millcreek Library, provided an update on library services and community impact. She noted that the library continues to experience strong usage, with approximately 17,000–18,000 monthly visitors and over 22,000 registered patrons identifying it as their home library. Since the beginning of the year, approximately 1,000 new library cards have been issued, reflecting continued growth in community engagement. Renshaw highlighted the library's participation in the Safe Place program, ensuring trained staff are available to assist youth in unsafe situations. She also described recent and ongoing public health initiatives, including a partnership with the Salt Lake County Health Department to distribute handgun safes, as well as continued availability of gun locks and naloxone kits. Additional services include loanable bike locks for patrons and educational resources such as "Story Time To-Go" kits for early literacy and memory care kits designed to support individuals with dementia and their caregivers. She concluded by expressing appreciation to the Mayor and City Council for

their support and recognition, emphasizing the library's role in promoting literacy, safety, and community well-being.

2. Planning Matters

2.1 Discussion of a Development Agreement for the Town and Country Plaza (Southwest Corner of 1300 E and 3300 S) for Redevelopment as a Commercial Retail Center

John Brems acknowledged that discussion on this agenda item would not be binding.

Francis Lilly explained that Woodbury Corporation, owners of Town & Country Plaza, had approached the city several months prior with a concept to revitalize the existing retail center located at the southwest corner of 1300 East and 3300 South, near the old City Hall. He noted that the property falls within the City Center Overlay Zone, which currently requires a minimum building height of 40 feet for new development—originally intended to encourage larger mixed-use and multifamily projects. The proposal presented offers an alternative approach focused on enhancing and expanding retail within the existing center, which would require a development agreement to allow flexibility from current zoning standards. Lilly outlined that such agreements may be considered when a project provides tangible public benefits, such as additional right-of-way or infrastructure improvements. He explained that the developer is participating in the pre-application process, which includes joint meetings with the City Council and Planning Commission, as well as outreach to the community and local community councils.

McKinnon "Mac" Woodbury of Woodbury Corporation presented an overview of ongoing efforts and challenges related to revitalizing Town & Country Plaza. He explained that the site has long posed redevelopment difficulties due to its sloping topography, limited visibility for tenants, existing lease constraints, and the presence of a canal that would be costly to relocate. Despite these challenges, he emphasized a commitment to maintaining a strong commercial presence in the city center, rather than pursuing residential-only development, noting that mixed-use concepts previously explored have proven financially prohibitive. The current proposal includes multiple conceptual layouts focused on modernizing the shopping center with updated retail formats, while maintaining or reducing existing square footage. Woodbury highlighted the need for flexibility from current zoning requirements, particularly the 40-foot minimum building height—to allow for one-story retail buildings better suited to market demands. He also requested consideration for maintaining existing parking ratios and simplifying the replatting process to accommodate phased redevelopment. He noted that the project would likely evolve over a 15–20 year horizon, with periodic tenant turnover driving ongoing reinvestment. Additionally, he expressed interest in partnering with the city, including coordination on the redevelopment of adjacent city-owned property, to create a cohesive and active community-oriented retail environment. He presented multiple site plan scheme options to the council.

Council Member DeSirant asked about the lifespan of the buildings. Woodbury explained that buildings are tired after 30 years. The benefit to Class A retailers, the reason why it always looks relatively new, is every time there is a new tenant, which is five to seven years on average, that new tenant includes almost a full refresh of everything. So, the building is constantly evolving, whereas a Class C shopping center always looks poorly

because the new tenants do not put anything in the building, so it is continuously falling apart. You can make buildings last a long time, 50 plus years, but it will also look like a 50 plus year old building.

Mayor Jackson appreciated the height reduction and maintenance of commercial space. She liked scheme one. She asked about a right turn lane from 3300 S onto 1300 E. Winder noted there would be one.

Council Member Catten did want to see drive thru stacking, as can be seen in Sugar House with Chik fil A. Woodbury said the uses would fit the site. Council Member Uipi liked schemes one and three. Mike Winder said Woodbury would pair complementary uses.

Lilly gave an overview of the CCOZ-DA process. Commissioner Larsen preferred scheme three. He noted the city center was supposed to be a walkable area and having too many drive thrus would keep people in their cars. He asked what the tangible public benefits would be for changing requirements in the zone. Winder said the green space on the corner, a widened 3300 S., and recouping $2 million spent on purchasing the corner property.

Mayor Jackson appreciated the single story being less imposing on the houses to the south of the property. Council Member Handy asked about parking and walkability. Woodbury further discussed considerations related to parking and tenant mix for the proposed redevelopment, noting uncertainty about how future city parking requirements and land use classifications may be applied. He explained that different restaurant uses can have complementary peak times, which may reduce overall parking demand despite higher standard requirements in city code. He emphasized the importance of maintaining flexibility to balance tenant types in a way that supports overall viability, cautioning that over-concentration of high traffic uses could negatively impact the shopping center and displace other tenants. Woodbury indicated that the project may include internal agreements to regulate allowable uses and ensure long-term compatibility among tenants. He reiterated that his primary request at this stage is limited to three key items: confirmation that one-story buildings can be permitted despite current height requirements, clarity on maintaining existing parking ratios, and flexibility in replatting the property. He noted that more detailed issues, including specific parking calculations and site design, can be addressed during the formal development agreement process, but emphasized that resolving the building height requirement is critical to moving forward with investment and tenant recruitment.

Commissioner Richardson liked the inclusion of trees and wondered what the agreement would need to look like to give Woodbury enough security to move forward. Winder said the city could offer a nonbinding letter of intent to show the developer and city are on the same page.

Woodbury reiterated the importance of confirming baseline assumptions related to parking as the project moves forward, noting that the existing shopping center currently operates at a ratio of just under three stalls per 1,000 square feet. He explained that while modest improvements could elevate the center from a lower-tier (Class C) to a mid-tier

(Class B) condition, a more comprehensive redevelopment—including rebuilding portions of the site and upgrading infrastructure—would be necessary to achieve a higher-quality (Class A) retail environment with stronger economic performance. He indicated that such a transformation would likely occur in phases, with some areas redeveloped while others are re-tenanted over time as market conditions evolve. Woodbury emphasized his intent to begin engaging prospective tenants and testing market interest, underscoring the need for flexibility and clarity in development standards to effectively pursue reinvestment and long-term revitalization of the site.

Commissioner Reid appreciated a lot of landscaping and asked about utilizing the canal water. Woodbury said there has been no water flow for a long time and noted water features in other developments were fake with chlorinated water.

Lilly noted that drive-thru uses are generally not permitted within the Marketplace Subdistrict of the City Center Overlay Zone, which applies to this site. However, he explained that through a development agreement, the city has the ability to modify or further refine these standards, including potentially allowing or further restricting drive-thrus and identifying appropriate locations, if any. He acknowledged that drive-thrus present both benefits and drawbacks, as outlined by the applicant, and that their suitability is a complex consideration from both a land use and property management perspective. Lilly added that additional clarity on this issue is expected following completion of a traffic study. The group discussed the pros and cons to drive thru spaces. Commissioner Burgess asked about the current businesses located there. Woodbury said all of the users would need to be relocated if the space was to become a Class A shopping center.

Brems reflected on the atypical nature of the proposed development agreement, noting that unlike a traditional agreement—where a specific, fully defined project is presented, this proposal involves multiple potential development scenarios without a single finalized plan. He acknowledged the applicant's desire for assurance that development standards will remain consistent while they explore options and pursue tenants. Brems suggested that a development agreement could still be an appropriate tool, but would need to be structured differently, potentially as a shorter-term agreement that provides interim certainty and flexibility. He indicated that such an approach could allow the applicant to move forward while ensuring that, if progress is not made within the agreed timeframe, the property would revert to existing regulations and require further review.

Brad Sanderson asked about building setbacks and building height. Woodbury noted that the primary setback concern relates to the southwest corner of the site, where the existing old City Hall building is located directly on a property line. He explained that retaining this building is part of several redevelopment scenarios because it is unlikely to be reconstructed in the same configuration in the future. He stated that, overall, the proposed plans would comply with applicable city setback requirements. Woodbury also indicated that the redevelopment would likely include enhanced landscaping beyond current code requirements, particularly along street frontages to improve site edges and pedestrian experience. He added that certain interior or rear areas of the site would include a mix of trees and utility or infrastructure elements, with the intent of balancing functionality and creating more natural or visually softened areas within the development. He asked for a

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minimum of 20 feet in height with a parapet and then elements that go above that. Building scale, massing, orientation, and aesthetics would also be considered going forward.

2.2 First Reading: ZM-26-004, Request to Rezone 0.40 Acres from the R-1-6 Zone to the R-4 Zone at 815 E Scott Avenue; Brad Sanderson, Planner

Brad Sanderson presented an overview of zoning application ZM-26-004 for the property at 815 East Scott Avenue, a 0.4-acre triangular parcel currently zoned R-1-6. He explained that the applicant is requesting a rezone to R-4, removal of an existing single-family residential zoning condition, and approval of a development agreement to facilitate redevelopment. The proposal would allow for up to four dwelling units configured as two duplex structures, with an associated requirement for initial individual unit ownership through a deed restriction for a minimum of five years, subject to limited exceptions such as military or medical circumstances. Sanderson noted that the site is designated as "Neighborhood 2" in the City's future land use map, which supports a mix of low- to moderate-density housing types and serves as a transitional zone between single-family neighborhoods and higher-intensity areas.

Sanderson described the property's physical constraints, including its irregular shape, proximity to Shady Brook Townhomes and Scott Avenue Park, canal adjacency, and significant setback requirements, including a 50-foot buffer from the creek, which limit buildable area under the current R-1-6 zoning. He explained that the proposed R-4 zoning would provide greater flexibility in building placement and design by eliminating internal lot frontage requirements and allowing structures to be arranged within the buildable area while still meeting perimeter setbacks. The conceptual site plan includes two duplex buildings and detached garages accessed via a single driveway from Scott Avenue, with parking located primarily to the interior of the site to reduce visual impact from the street. Sanderson further noted that the proposed design aims to create a more pedestrian-oriented streetscape with limited visibility of garage doors from the public right-of-way. He also reviewed applicable setback standards for primary and accessory structures and indicated that the development agreement would further refine design and layout details as the project advances.

Mayor Jackson asked about yards. Sanderson noted there was yard area between buildings and open green space. Sanderson reported that concerns raised during open houses, neighborhood meetings, and the Planning Commission hearing primarily related to traffic, tree canopy changes, and neighborhood compatibility. He summarized traffic data from 2022, and a subsequent short-term count conducted in early 2024, noting that both sets of measurements showed consistent average daily trips and 85th percentile speeds in the 29–30 mph range. He emphasized that these traffic counts represent short-duration "snapshot" conditions rather than comprehensive annual data, and that no formal traffic study was completed due to the small scale of the proposed four-unit development and the expectation of minimal impact on traffic volumes and speeds.

Sanderson addressed concerns regarding changes to the site's tree canopy, comparing imagery from the past year and noting that some trees were already in decline or unsuitable species. A certified arborist evaluation is underway to assess existing trees and guide compliance with code-required preservation and replacement standards, including

replacement ratios based on tree size and condition. The proposal also includes required frontage tree planting along Scott Avenue, with additional landscaping to be installed elsewhere on the site, with the intent that the site will mature over time to better integrate with surrounding conditions.

Sanderson further summarized public and Planning Commission feedback, including recommendations from the Millcreek Community Council, which supported the rezone with conditions related to building envelope considerations along the west property line. Additional concerns included setbacks from the creek, potential impacts of parking and on-street parking demand, and tree preservation. In response, parking has been oriented primarily to the rear of the site to reduce street impacts. Design-related adjustments were also discussed, including limitations on stucco use, allowances for up to 25 percent stucco by the Planning Commission, and a reduction in required front porch size to align with multi-family zoning standards while maintaining pedestrian-oriented design and neighborhood character through materials such as brick, stone, and fiber cement siding. Finally, Sanderson reiterated how the proposal aligns with General Plan goals related to integrating natural features, enhancing walkability, ensuring compatibility with surrounding neighborhoods, and locating density near parks and trails, noting the site's proximity to Scott Avenue Park. He also described a proposed development agreement provision to secure a future pedestrian trail easement along the creek corridor, with flexibility in alignment pending survey data and coordination with adjacent property owners, including potential coordination with nearby developments to support long-term public access and connectivity.

Council Member DeSirant wondered about the future of the street in regard to parking and asked about the building elevations. Sanderson noted the designs were concepts. Mayor Jackson appreciated that the concepts did not have big garages in front. Council Member DeSirant asked about the landscaping. Sanderson said a landscape plan would come before the council with the development agreement.

Eric Bluth, applicant, stated that he and his family have owned the property for 26 years and acknowledged that it had fallen into significant disrepair over time, noting that he assumed responsibility for the property approximately one year ago following a code enforcement action. He explained that upon taking ownership responsibility, he began addressing outstanding issues by obtaining necessary permits, removing deteriorated structures, and improving landscaping on the site, which had not been maintained for more than 15 years. He reported working with city code enforcement throughout the process and expressed appreciation for the inspector's ongoing guidance in bringing the property into compliance.

Bluth indicated that future plans for the site include preserving open space associated with the required 50-foot setback, which will remain undeveloped, and enhancing this area as natural, native open space. He stated that they intend to hire a licensed landscape architect to design and implement native plantings and tree restoration within the portions of the property they control. He further noted that the proposed development is intended to be compatible with surrounding residential uses, including nearby duplexes and townhomes, and that design efforts are focused on maintaining a single-family residential character consistent with the broader neighborhood context.

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Regarding proposed trail access and easement discussions, Bluth expressed concern about feasibility, noting that the adjacent property potentially needed for access is owned by an HOA rather than the applicant, and therefore is not under his control. He indicated uncertainty about how a proposed easement would function in that context and referenced recent communication with city staff seeking clarification on how best to proceed with respect to that issue.

Mayor Jackson asked about creating an HOA to maintain the property. Bluth said there would be one with the four property owners. Brems cautioned against a four-member HOA. Mayor Jackson would like to see a proposed maintenance resolution before the council approves a zone change.

3. Financial Matters

3.1 FY 2026-2027 Budget Discussion

Lisa Dudley provided an update on the progress of the upcoming fiscal year budget, beginning with the General Fund. She noted that recent budget amendments approved at the last City Council meeting have now been incorporated, resulting in a revised General Fund revenue structure that is largely flat compared to the current year. She explained that most revenue categories, including taxes, licenses, and permits, have been refined based on year-to-date actuals, with limited remaining variability in projections.

Dudley also addressed intergovernmental revenues, specifically local grant funding, noting that the higher current-year budget reflects timing differences associated with grant programs such as the TRCC grant. She explained that grant revenue is typically recognized on a reimbursement basis as expenditures occur, rather than when funds are initially awarded or received. As a result, staff must estimate year-end project activity to appropriately budget for the upcoming fiscal year, in coordination with department heads and finance staff.

Dudley noted that additional work remains in refining “charges for services” across departments; however, overall adjustments made through the amended budget have contributed to a more stable and level projection for the next fiscal year. Dudley stated that staff will continue monitoring revenues and expenditures throughout the year and bring forward additional budget amendments as needed when new information becomes available. The council discussed the details of the flower kiosk.

Dudley reported that there were no significant changes to fines and forfeitures, with a modest increase in budgeted revenue anticipated primarily from parking enforcement and miscellaneous sources. She noted that interest earnings for the current year have performed well, though the City is not projecting aggressive increases going forward due to uncertainty in market conditions; she also acknowledged Finance staff’s ongoing monthly allocation of interest income to the appropriate funds.

Dudley further explained that contributions from private sources are projected to be lower than the current year due to one-time donations received for fire relief and other specific projects. The budget also includes a balancing entry, which will be finalized based on whether projected revenues exceed or fall short of anticipated expenditures, resulting in

either a use of fund balance or a contribution to fund balance. She stated that expenditure assumptions remain largely consistent with prior presentations, with no substantive structural changes. Compensation assumptions include a cost-of-living adjustment aligned with recent CPI data (rounded to approximately 3 percent) and continued merit increases consistent with prior years. He added that previously requested new positions remain included in the proposed budget figures.

Dudley reported that the Justice Court budget reflects continued increases in cost since the city transitioned away from the county system approximately three years ago. She explained that initial budget estimates were relatively close to prior county contract costs, but subsequent adjustments and actual expenditures have trended higher, with expectations that costs will continue to increase in both the current and upcoming fiscal years. She noted that similar upward adjustments are occurring in other contracted service areas, including an increase in the Salt Lake County Parks contract. She also referenced a significant capital-related item in the budget, specifically the estimated $1 million Canyon Rim Park irrigation replacement project. Dudley clarified that while the project is currently budgeted within general fund considerations, it represents an operational replacement rather than a true capital improvement in accounting terms. She explained the complexities of asset capitalization and replacement accounting, noting that proper financial treatment requires accurate identification and removal of existing asset values before new assets can be recorded. She emphasized the need for a more detailed review of fixed asset records in coordination with Finance and Public Works staff to improve long-term capital planning and reporting accuracy.

Dudley outlined potential mitigating factors for the General Fund, including the Millcreek Police Department precinct fund balance held within the Unified Police Department (UPD) structure. She reported that approximately $800,000 in fund balance may be available, though a portion is currently reserved for compensated absences. She noted that discussions are underway with UPD and other member agency finance directors to clarify appropriate use of these funds, as they represent city resources held for non-current obligations. She also identified the continued strategy of shifting eligible capital-related expenditures from the General Fund into the Capital Improvement Program (CIP) as another key measure to support long-term budget stability. Dudley provided an overview of the preliminary budget outlook, noting that, prior to final administrative and mayoral review, projected revenues are approximately $117,000 below the current year amended budget and expenditures are approximately $169,000 higher. She emphasized that, despite these variances, the resulting preliminary budgetary use of fund balance is approximately $286,000, which is significantly lower than in recent years and reflects a favorable early position. She added that additional adjustments are anticipated as further refinements are made, including potential timing shifts and expenditure reallocations that may help offset future funding priorities.

Dudley then reviewed Community Reinvestment Agency funds, beginning with the Millcreek Center CRA, noting final tax increment figures have been received from the County. She explained the distinction between tax increment generated from Millcreek property taxes and intergovernmental contributions, which must be reported separately. She also indicated that staff is still reconciling interfund balances and ensuring all agreements and obligations are properly accounted for across funds. She reported positive

performance in the Millcreek Center CRA, including sufficient increment to support bonding commitments, and noted that anticipated revenues are materializing as expected. She identified minor corrections needed in the West Millcreek CRA projections and confirmed that prior year figures were not fully carried forward accurately. Dudley explained that West Millcreek remains the primary long-standing CRA project area supporting earlier development efforts and continues to provide stability to other CRA areas. She also referenced one-time activity in related funds, including a housing allocation and repayment of a prior loan associated with the Howick project, both of which have been received and recorded.

Additional CRA updates included incremental changes in smaller project areas such as Woodland Avenue, Olympus Hills (with no current activity), and the Med Tech CRA, which recently began generating tax increment. She highlighted the St. Mark's Hospital North expansion agreement as a major project with a capped annual contribution of $100,000 toward a $1 million commitment, noting its anticipated long-term economic development benefits. Dudley also reviewed the aggregated CRA housing fund, explaining that dedicated housing set-asides from each CRA are consolidated into a separate fund for transparency and planning purposes. She reported an estimated combined balance of approximately $2.4 million when including current and projected contributions, which may be used in the short term for strategic acquisitions and affordable housing initiatives, including potential future projects such as Millcreek North and Villa Vista developments. She concluded by noting that further coordination is underway with staff to finalize capital improvement planning, including capital projects, fleet, facilities, and stormwater updates, as well as refinement of the five-year capital plan.

4. Business Matters

4.1 Discussion and Consideration of Ordinance 26-14, Adding Title 10 Chapter 32 to the Millcreek Code of Ordinances with Respect to Loitering

John Brems said Unified Police Department requested a similar ordinance to Salt Lake City's that deals with panhandling. Winder noted soliciting or panhandling money is a First Amendment right, however, this ordinance does not allow them to block the sidewalk.

Mayor Jackson read the proposed language – "It is unlawful for any person to remain standing, lying or sitting on any sidewalk for a longer period than two (2) minutes, in such manner as to obstruct the free passage of pedestrians thereon, or willfully to remain standing, lying or sitting thereon in said manner for more than one (1) minute after being requested to move by any police officer, or willfully to remain on any sidewalk in such manner as to obstruct the free passage of any person or vehicle into or out of any property abutting upon said sidewalk or any property having access to such sidewalk. Any violation of this chapter is a Class B misdemeanor."

The council asked about the penalty for a Class B misdemeanor. Brems said up to six months in jail and a fine of up to $1,000. Council Member Handy wondered if this would impact others, such as religious proselytizing or stands. Council Member Catten wondered if the issue has been with the same individuals or if it was a widespread problem.

Chief Petty-Brown emphasized that officers are trained to use discretion as their primary tool when determining appropriate action in varying situations. She explained that officers evaluate context on a case-by-case basis, taking into account circumstances such as pedestrians, families, and other community interactions, and are not required to take enforcement action in every instance. She noted that enforcement is not mandatory in all situations and that discretion allows officers to appropriately differentiate between minor or situational behaviors and conduct warranting intervention. The enforcement approach is particularly aimed at addressing repeat offenders, noting that individuals who frequently engage in the behavior in question are well aware of their rights and the applicable rules. She indicated that the intent of the approach is to provide officers with tools to more effectively manage ongoing or repeated issues while continuing to apply judgment based on the specific circumstances encountered.

Council Member DeSirant moved to approve Ordinance 26-14, Adding Title 10 Chapter 32 to the Millcreek Code of Ordinances with Respect to Loitering. Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted no, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed.

4.2 Discussion and Consideration of Resolution 26-05, Approving a Utility Permit Agreement with Salt Lake City Corporation

Mayor Jackson explained that the agreement is required in connection with the construction of a new sidewalk and bike path along Wasatch Boulevard, portions of which cross property owned by Salt Lake City Public Utilities. She noted that in order to complete the improvements on this segment, the city is required to enter into a 10-year utility access agreement. The agreement provides two payment options: a one-time lump sum payment of $23,512 or an annual payment of $2,921.17. She indicated that, based on current discussions, staff's recommendation is to proceed with the annual payment option while continued coordination and negotiation with Salt Lake City Public Utilities occurs.

Mayor Jackson further explained that although alternative design options were considered, including rerouting the pathway to avoid the utility property, those options were determined to be less desirable due to safety and connectivity concerns. She emphasized that the project remains an important transportation and pedestrian safety improvement along Wasatch Boulevard, and the agreement is necessary to allow the project to move forward.

Council Member Uipi asked if Millcreek would charge Salt Lake City Public Utilities every time they cut into a Millcreek road. Mayor Jackson said there was some payment. Winder noted the Salt Lake City's Mayor's Office is reviewing this agreement to see if the city should charge, however, Millcreek is paying it now to keep the project moving forward.

Council Member Uipi moved to approve item 4.2, Resolution 26-05, Approving a Utility Permit Agreement with Salt Lake City Corporation. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member

DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.3 Discussion and Consideration of Resolution 26-06, Approving an Active Transportation Cooperative Agreement Between UDOT and Millcreek with Respect to a Shared Use Path on 3900 South Street from the Jordan River to West Temple Street

John Brems said the agreement had UDOT paying for the trail to be on city property.

Council Member DeSirant moved to approve Resolution 26-06, Approving an Active Transportation Cooperative Agreement Between UDOT and Millcreek with Respect to a Shared Use Path on 3900 South Street from the Jordan River to West Temple Street. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.4 Discussion and Consideration of Resolution 26-07, Adopting the Third Amendment to the Millcreek Employee Handbook – Fourth Edition

Lisa Dudley presented updates to the city's personnel handbooks, noting that the proposed revisions include minor administrative changes as well as updates required for compliance with recent legislation. She explained that several sections were revised to reflect the City Council's adopted vision statement, including updates to the welcome letter and removal or replacement of the prior mission statement language with the current organizational framework.

Dudley highlighted a key clarification related to overtime and holiday pay calculations, intended to ensure consistent and equitable application across varying employee schedules, including 8-hour and 10-hour shift structures. Under the revised policy, holiday pay will be standardized as a total annual equivalent of 104 hours (13 holidays at 8 hours each), with part-time employees receiving prorated amounts based on their scheduled full-time equivalency. She further noted that the update clarifies how holiday time is applied for employees on alternative schedules and ensures holidays are taken in full day increments rather than fragmented hours. She indicated these changes are intended to improve consistency and prevent administrative complications, particularly ahead of upcoming holidays. Additional revisions include an expansion of caregiver leave provisions to explicitly allow leave for recovery following voluntary organ donation. Dudley also presented an update to travel and purchasing card policy language, allowing limited flexibility for employees to use personal payment methods when it is to the benefit of the city, such as avoiding unnecessary costs like checked baggage fees, rather than requiring exclusive use of the city-issued purchasing card in all circumstances.

Mayor Jackson asked who would determine what was a benefit to the city. Winder said the city manager had discretion throughout the handbook. Mayor Jackson was not comfortable with the ambiguity in financial policy. The council discussed this issue and would rather leave that change out of the handbook update.

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Council Member Handy did not like a sentence in the beginning of the handbook saying that, "If you are fair to Millcreek, Millcreek will be fair to you." The city should always be fair to the employees. Winder would change his introduction letter.

Council Member Uipi moved to approve item 4.4, Resolution 26-07, excluding the travel related expense portion of the policy. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.5 Discussion and Consideration of Resolution 26-08, Adopting the Second Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition

Council Member Uipi moved to approve item 4.5, Resolution 26-08, Adopting the Second Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.6 Discussion and Consideration of Ordinance 26-15, Approving the Disposition of Certain Public Property

Lisa Dudley presented the proposed surplus property disposition, noting that staff from her department completed a review of unused city assets for potential disposal through the public surplus auction process. She explained that staff worked with a state surplus representative to photograph items, confirm listing procedures, and ensure proper posting to the public surplus platform, which allows both the public and other governmental entities to bid on available items.

Dudley identified two primary items included in the request for Council approval that needed to be amended. The first is a display-style refrigeration unit previously used near Millcreek Coffee Roasters, which is now considered obsolete; she noted that the estimated value listed may be adjusted following further review by the surplus representative. The second item initially included in the packet—stackable charcoal-gray chairs—was removed after staff determined they are actively used by the Community Life Department for events and therefore should remain in service. Dudley stated that, with the exception of the removed chairs, staff is requesting approval to declare the remaining items as surplus property and proceed with listing them on the public auction website. She emphasized that the process provides a transparent and objective method for disposing of city-owned property that was originally purchased with public funds but is no longer needed for municipal operations, while also allowing potential reuse by the public or other agencies.

Council Member DeSirant moved to approve Ordinance 26-15, Approving the Disposition of Certain Public Property, with the exception that the federal industries display fridge could change in price with the amount to be determined by the CFO and striking the stackable charcoal chairs six groups of 10. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant

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voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

5. Reports

5.1 Mayor's Report

Mayor Jackson reported on recent activities and community engagement, noting attendance at her first TRCC Board meeting and expressing optimism about potential grant opportunities for Millcreek as well as other jurisdictions within the county. She also highlighted ongoing community enrichment efforts, including attendance at the Millcreek Theatre production of "12 Angry Jurors," commending the performers—particularly a participant from the City's Promise Program—and recognizing the broader contributions of the Millcreek Theatre Company and participating families for their strong community involvement and production quality. She reported on the successful Doxie Derby event, which was very well attended with approximately 270 registered dogs, noting it was reportedly the largest event of its kind nationally. She remarked on the high level of public interest, including informal resale activity for event tickets, as an indication of the event's growing popularity. Mayor Jackson also provided an update on budget discussions with UPD and UFA, noting that UPD is currently projected to avoid a property tax increase, while UFA requests are still under review with minimal anticipated impact. She reported on participation in multiple community council meetings, noting that most councils are actively meeting, providing recommendations, and engaging with residents and city staff. She indicated that the Mount Olympus Community Council is still in transition regarding leadership, but overall community council participation and coordination with the city is functioning well and continuing to improve.

5.2 City Council Member Reports

Council Member DeSirant reported on recent public engagement and community meetings. He noted that a second TUF meeting was held and was well attended, with participation increasing significantly compared to the initial meeting, and that the city received substantial public input. He also referenced attendance at the Millcreek Nutrition five-year anniversary ribbon cutting, as well as the Connor Street residential open house, which he described as a positive and innovative housing project that supports the goal of helping residents remain in the community.

Council Member DeSirant further reported on the St. Mark's neighborhood meeting, noting that while initial resident sentiment toward the project was largely negative, the meeting produced constructive feedback and several potential mitigation strategies. Key concerns raised included traffic impacts associated with cut-through travel on nearby residential streets, with suggestions discussed such as reconfiguring access points, implementing directional signage, and limiting traffic flow patterns. Additional concerns included lighting and potential light pollution affecting adjacent homes, particularly from parking areas facing residential properties. Mitigation concepts discussed included enhanced buffering measures such as increased fencing height—potentially up to six feet through a development agreement—as well as strengthened landscaping requirements. He concluded that while concerns remain, the engagement process resulted in productive dialogue and refinement of potential solutions to better address neighborhood impacts.

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Council Member Handy reported she and Council Member Uipi attended UFA Fire School. It was really impactful and brought an appreciation for first responders.

Council Member Uipi reported on two items of recent activity. First, in her role on the Central Wasatch Commission Board, she noted that the Commission met and began early budget discussions. She indicated that the City's annual contribution has historically been $75,000 and requested guidance from the Council regarding whether the City intends to maintain that funding level for the upcoming budget cycle, noting the importance of providing timely direction to the Commission as other member cities are also considering their financial participation amid broader budget constraints. Second, that she and the mayor met with the selected consultant for the Millcreek Arts Master Plan. She expressed enthusiasm for the project and thanked staff for their leadership in advancing the effort. She noted that the project is on a relatively short timeline and requested a brief update on the anticipated schedule and next steps for the consultant-led planning process.

5.3 Staff Reports

Winder reported the ribbon cutting for the Big Cottonwood Regional Park would be May 11.

Lilly provided an update on the City's Arts and Culture Master Plan, noting that a consultant has been retained using a TRCC grant awarded for this purpose. He indicated that a draft plan is anticipated by approximately July, and that staff intends to request an extension of the grant period to allow additional time for plan development. He explained that the consultant is working collaboratively with the city and the Arts Council to develop a comprehensive master plan aimed at strengthening Millcreek's arts identity. He further noted that the plan will include recommendations for governance structures and best practices, particularly in relation to how potential future City or appointed arts bodies may evaluate and allocate funding for arts-related projects, including the development of clear criteria and priorities. In addition, the plan will explore opportunities to integrate arts initiatives into broader city planning efforts, including City Center development and the Transportation Master Plan, while also focusing on building capacity among local artists and supporting the continued growth and effectiveness of the Arts Council.

Lilly informed the Council that a Notice of Intent has been received for a proposed residential treatment program located at 860 East 4500 South, in accordance with City code requirements for such facilities. He explained that the Notice of Intent process is designed to provide early awareness of potential applications, particularly for residential treatment or reasonable accommodation requests, in order to allow staff to proactively prepare for review and avoid incomplete or late-stage submissions.

Lilly described the proposal as a conversion of an existing two-story medical office building to accommodate up to 64 residents, along with outpatient services and administrative offices associated with The Haven. He clarified that the proposed use would not involve a clinical detox facility, but rather a residential treatment environment with supportive services. Lilly noted that the property is located on a major corridor, is served by high-frequency transit, has access to nearby commercial amenities, and

includes substantial existing parking. The site is also within a mixed-use zoning context, with both commercial and multi-family designations.

Lilly further explained that staff is currently evaluating whether the proposal would be processed as a conditional use permit or as a reasonable accommodation request and emphasized that each such application must be evaluated individually based on its specific circumstances. Lilly stated that while no determinations have been made regarding approval, the site context differs significantly from locations within single-family residential neighborhoods, which is relevant to the review process. He indicated that staff would meet with the applicant and legal counsel in the coming weeks and will provide the Council with an update on next steps following that meeting.

6. Consent Agenda

6.1 Approval of March 9, 2026 Work Meeting and Regular Meeting Minutes
6.2 Approval of March 23, 2026 Work Meeting and Regular Meeting Minutes

Council Member Uipi noted she arrived via electronic meeting on time during the March 9th meeting. The mayor noted a date reference in the same minutes should be June 2 rather than June 7.

Council Member Uipi moved to approve item 6.1 with the amended changes of attendance time for her and the correct date in June. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Council Member Uipi moved to approve item 6.2. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

7. New Items for Subsequent Consideration

There was none.

8. Calendar of Upcoming Meetings

- Planning Commission Mtg., 4/15/26, 5:00 p.m.
- City Council Mtg. 4/27/26 7:00 p.m.

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 10:24 p.m. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Cheri Jackson, Mayor

_____
Attest: Elyse Sullivan, City Recorder

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