Salt Lake County
GO Recreation Bond 2026

Council Briefing

GO Bond Background

Salt Lake County voters authorized the Zoo, Arts, and Parks (ZAP) tax in 1996. Within the ZAP tax, Salt Lake County also placed general obligation (GO) bonds on the ballot in 1996, 2007, and 2016. These bonds are used for new parks, trails, and other eligible facilities. Salt Lake County intends to ask voters to re-authorize a GO bond in the 2026 election cycle.

Recreation Projects must:

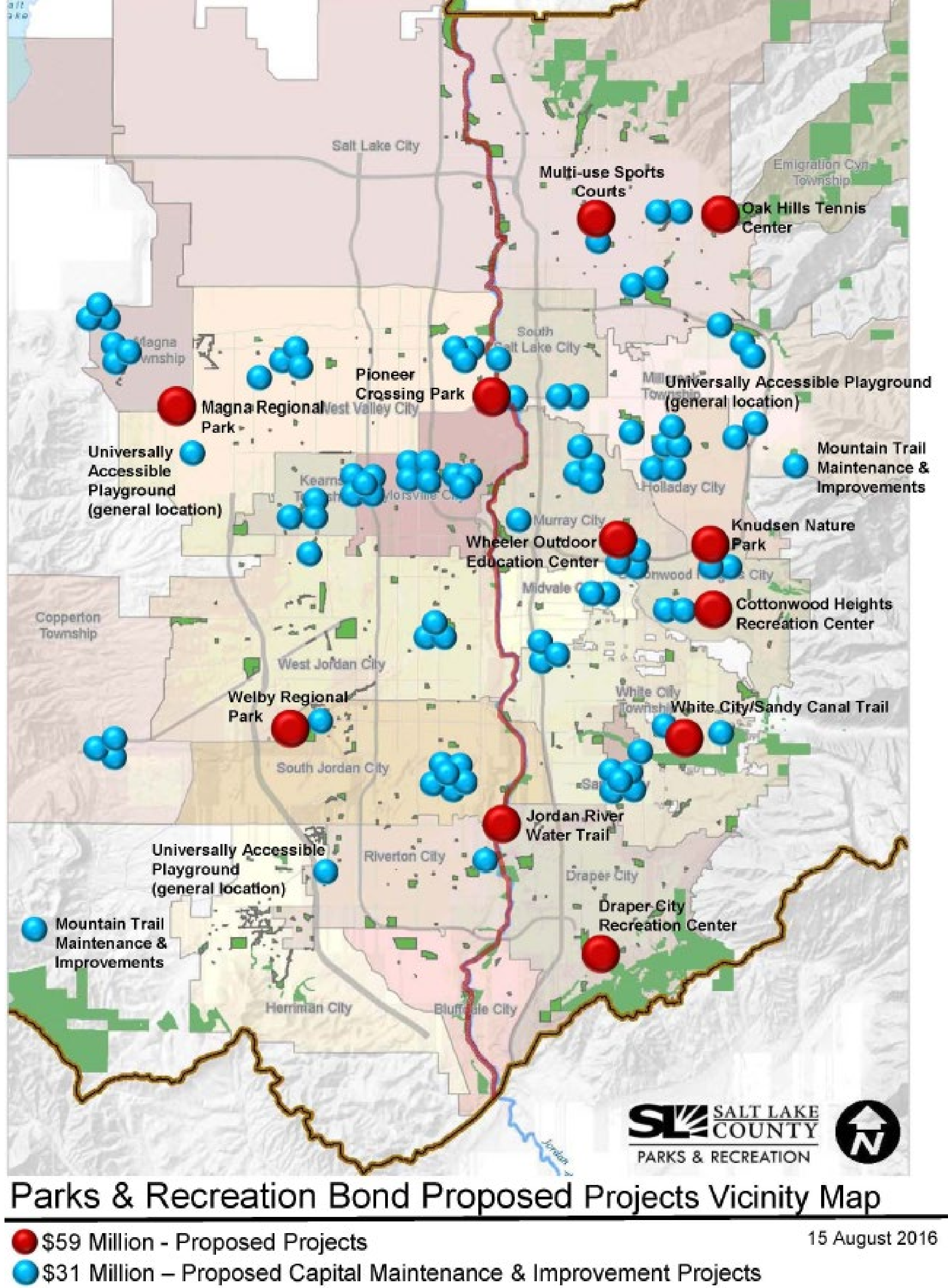
- Located in Salt Lake County
- County ownership interest in the project/property
- Aligns with the Parks, Open Space, and Recreation Plan
- Clearly Demonstrated Community Need

ZOO ARTS & PARKS

SALT LAKE COUNTY

Background (Cont.)

- **Total bond pool is ~$50-90M**
- **2016 Project Averages**
  - ~$5.3m per New Project
  - ~$340k per Maintenance/Improvement Project
- **Projects reviewed by**
  - Advisory Board
  - approved by County Council
  - placed on the November 2026 ballot
  - and funded only if voters approve the bond.



What Can it Fund?

Eligible:

- New parks, trails, and recreation facilities
- Expansion or completion of existing projects
- Major renovations or repairs
- Land acquisition (in some cases)

Not eligible:

- Programming, events, staffing
- Equipment, temporary structures, or supplies
- Ongoing operational costs

Project start date must be after January 1, 2027

Knudsen Nature Park | Holladay

Pioneer Crossing Park | West Valley

Considerations and Next Steps

Projects are more competitive if they:

- Serve regional or countywide users
- Show project readiness (design, planning complete)
- Include matching funds or partnerships

Next Steps:

- Council provides direction
- Narrow to 1-3 priority projects
- Coordinate with County partners
- Submit Application (May 22)

Preliminary Projects List

Trail & Connectivity Projects:

- 3800/3900 Trail
- Completing Open Space Trail near Big Cottonwood Park
- Hillview Basin Boardwalk Trail (Planning)

Park & Facility Improvements:

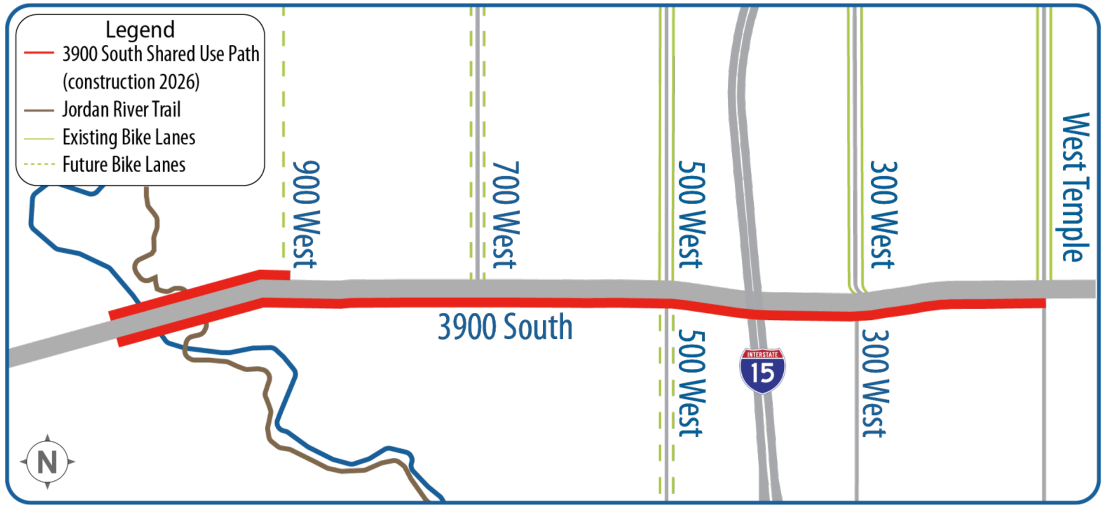
- Grandeur Peak Trailhead
- Canyon Rim Park Sprinkler System
- Scott Park Repairs

Other Projects

- Land Acquisition (various pocket parks)

3900 South Trail (Phase II / Regional Connection)

- Advance completion of the 3900 South Active Transportation Trail, including shared segment with Holladay.
- Benefits: regional connectivity; leverage future UTN funding; demonstrates local commitment.
- Potential Funding Use: gap funding, partnership contribution, matching funds.
- Considerations: coordinate with Holladay; confirm Phase II remaining needs.



Big Cottonwood Park Trail Connections

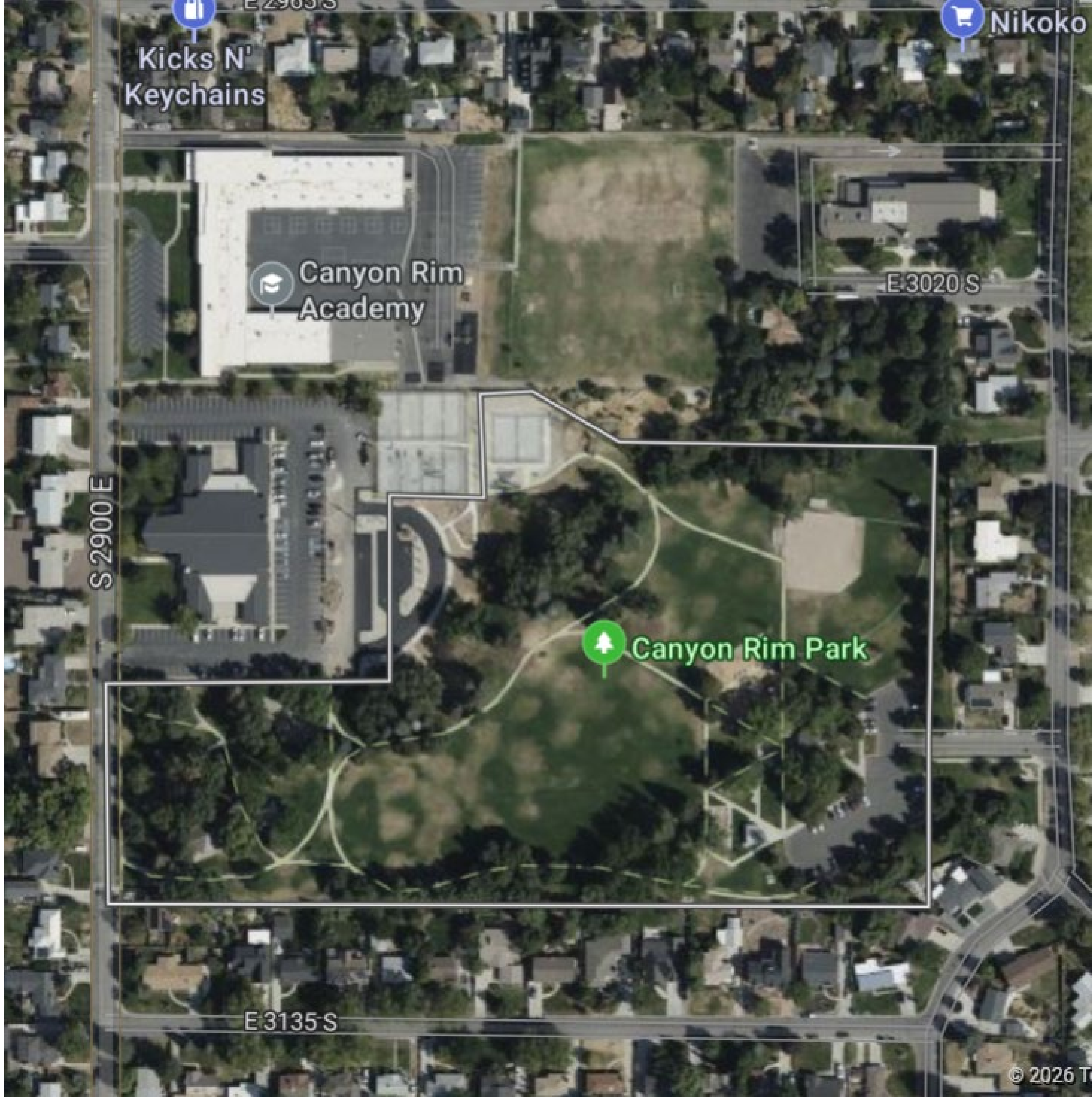
- Complete trail connections linking Millcreek Meadow and open space areas to the broader park system.
- Benefits: improve circulation, expand access, enhance underutilized open space.
- Potential Funding Use: trail construction, Hillview Basin boardwalk/pathway improvements, supporting amenities.
- Considerations: clarify ownership; may pair with broader park planning. Would be required to fit with any county master plans for area.

Connection with County Parks Plan

- Complete the build-out, including off-street parking, restrooms, interpretive signage, boardwalks, removal of invasives and restoration of native trees, plants and shrubs.

Canyon Rim Park Improvements / Master Plan

- Support reinvestment strategy with infrastructure and amenity upgrades.
- Benefits: address aging infrastructure; improve ADA access; repurpose underused areas.
- Potential Funding Use: irrigation replacement, master planning, amphitheater upgrades (hand railings, power).
- Considerations: city match potential ($1m + Pickleball Courts, and Playground)
- Planning can guide phased investments.



Scott Avenue Park Improvements

- Reinvest through repairs, beautification, and targeted amenities.
- Benefits: respond to neighborhood needs; improve recreation; support vegetation enhancement.
- Potential Funding Use: playgrounds, landscape improvements, drainage repairs, restrooms.
- Considerations: county flood control ownership may limit uses.

Connection with County Parks Plan

- Not directly specified, connects with the Eastern Planning Area's recommendations:
    - Ensure facilities are accessible and adaptable
    - Focus on senior-friendly amenities
    - Maintain access for moderate-income areas

Grandeur Peak Trails

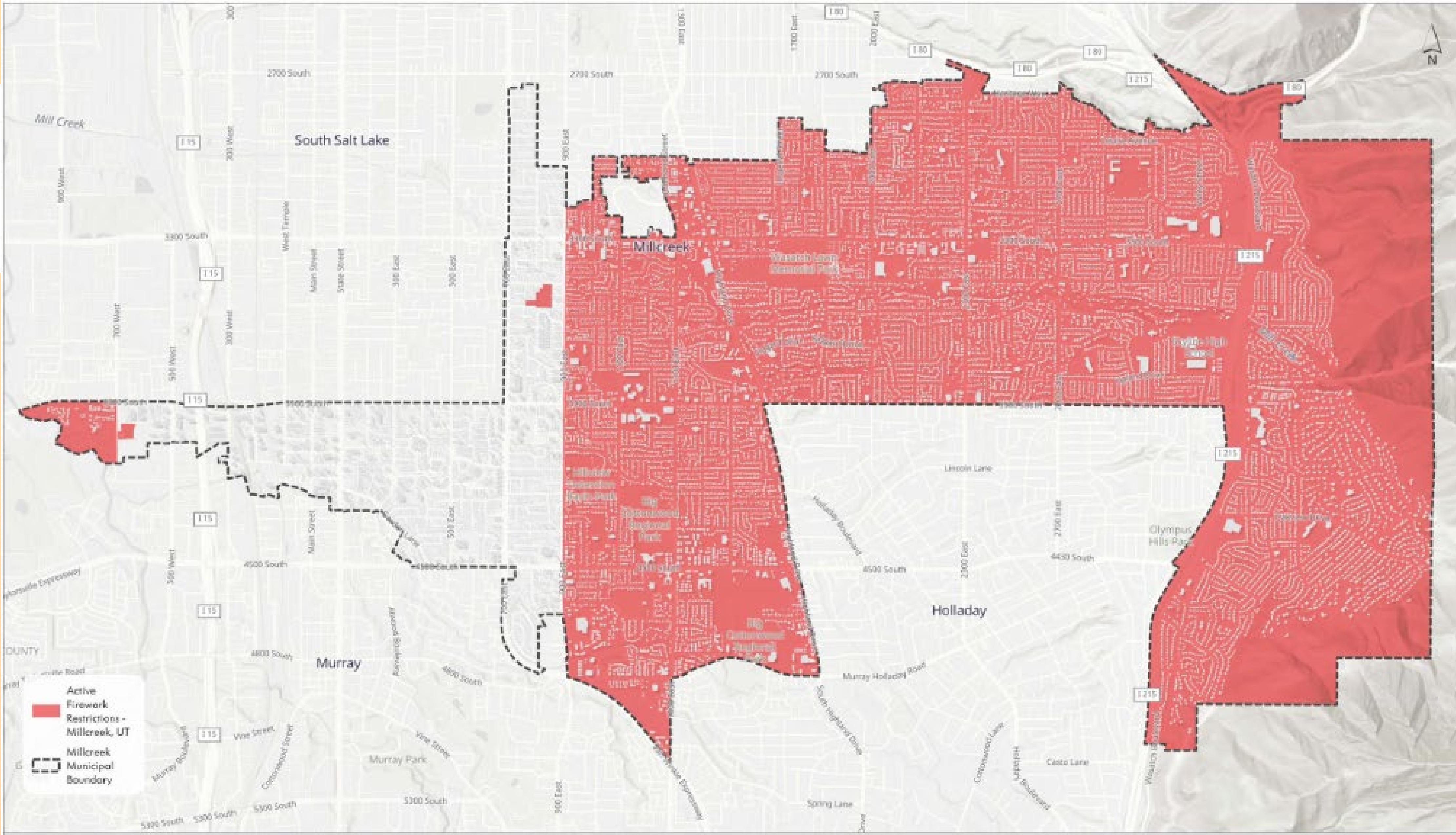
- Reinvest through repairs, beautification, and targeted amenities.
- Benefits: respond to neighborhood needs; improve recreation; support vegetation enhancement.
- Potential Funding Use: trail repairs, landscape improvements, drainage repairs.
- Considerations: county ownership and Utah Open Lands Conservation may limit uses, coordinating with Rocky Mountain Power

Connection with County Parks Plan

- Not directly specified, connects with the Eastern Planning Area's Recommendations:
    - Ensure facilities are accessible and adaptable
    - Focus on senior-friendly amenities

Unified Fire Authority

Zach Robinson



0 0.25 0.5 1 Miles

Data Sources:
Millcreek
Salt Lake County
OpenStreetMap
UFA
Utah DNR
UGRC

2025 Firework Restrictions
Millcreek, UT

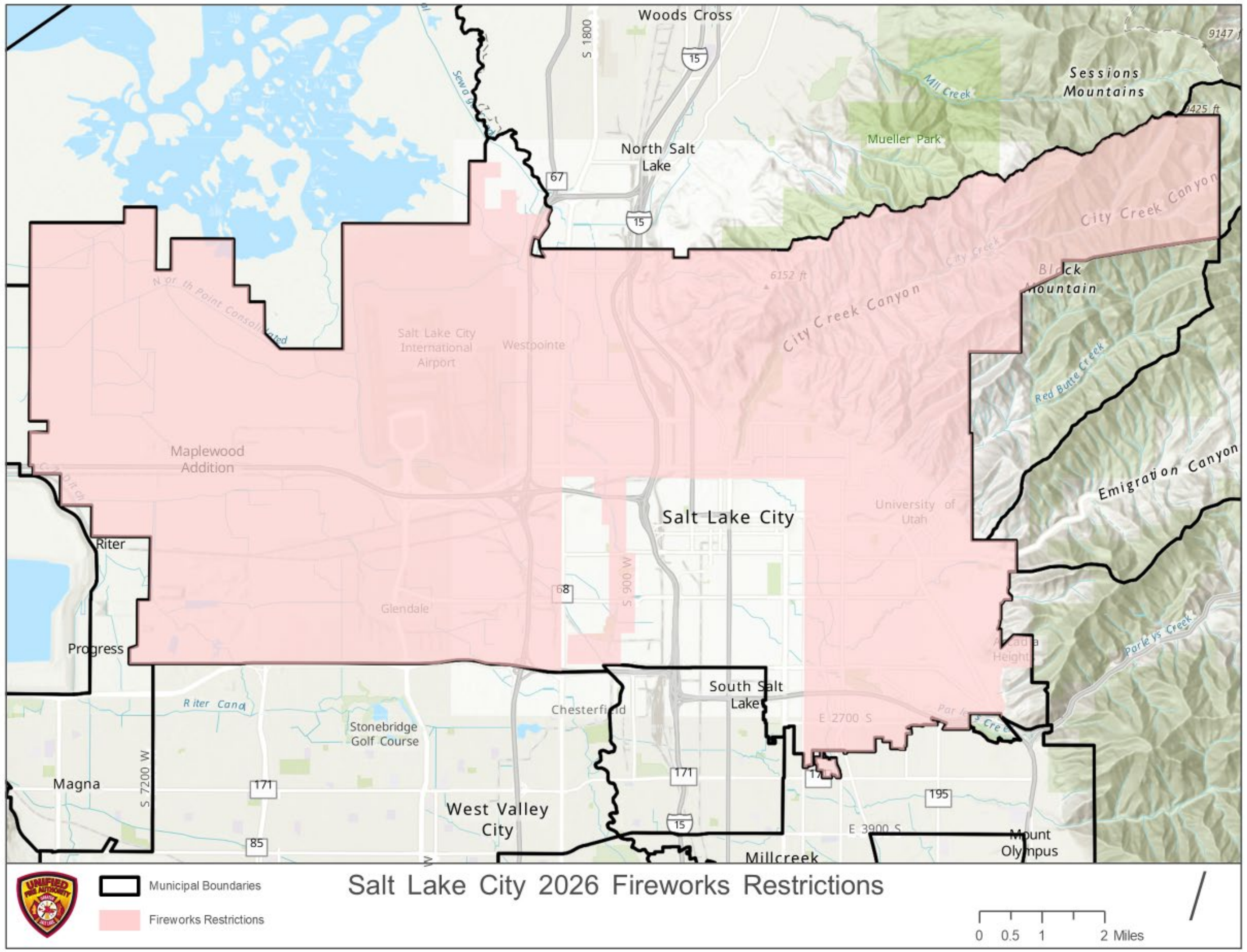
Date Published:
Tuesday, April 15, 2025

Author: Millcreek GIS - Brian Busch, GISP
Spatial Reference: NAD 1983 2011 StatePlane Utah Central FIPS 4302 Ft US

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

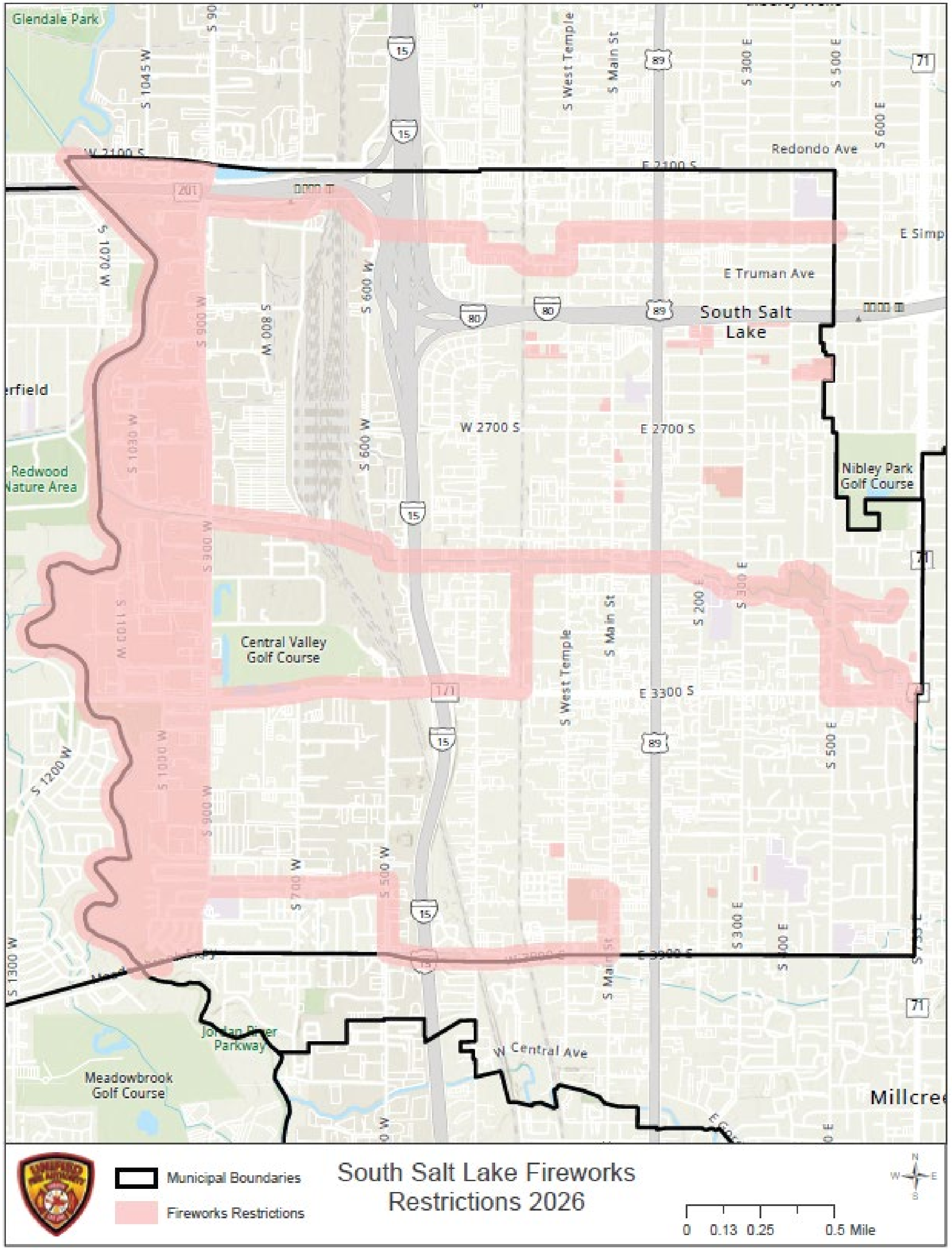
Salt Lake City

- [Salt Lake City Restrictions (Adopted)]
  - East of 900 East
  - North of South Temple
  - West of Redwood Rd
  - Jordan River Corridor



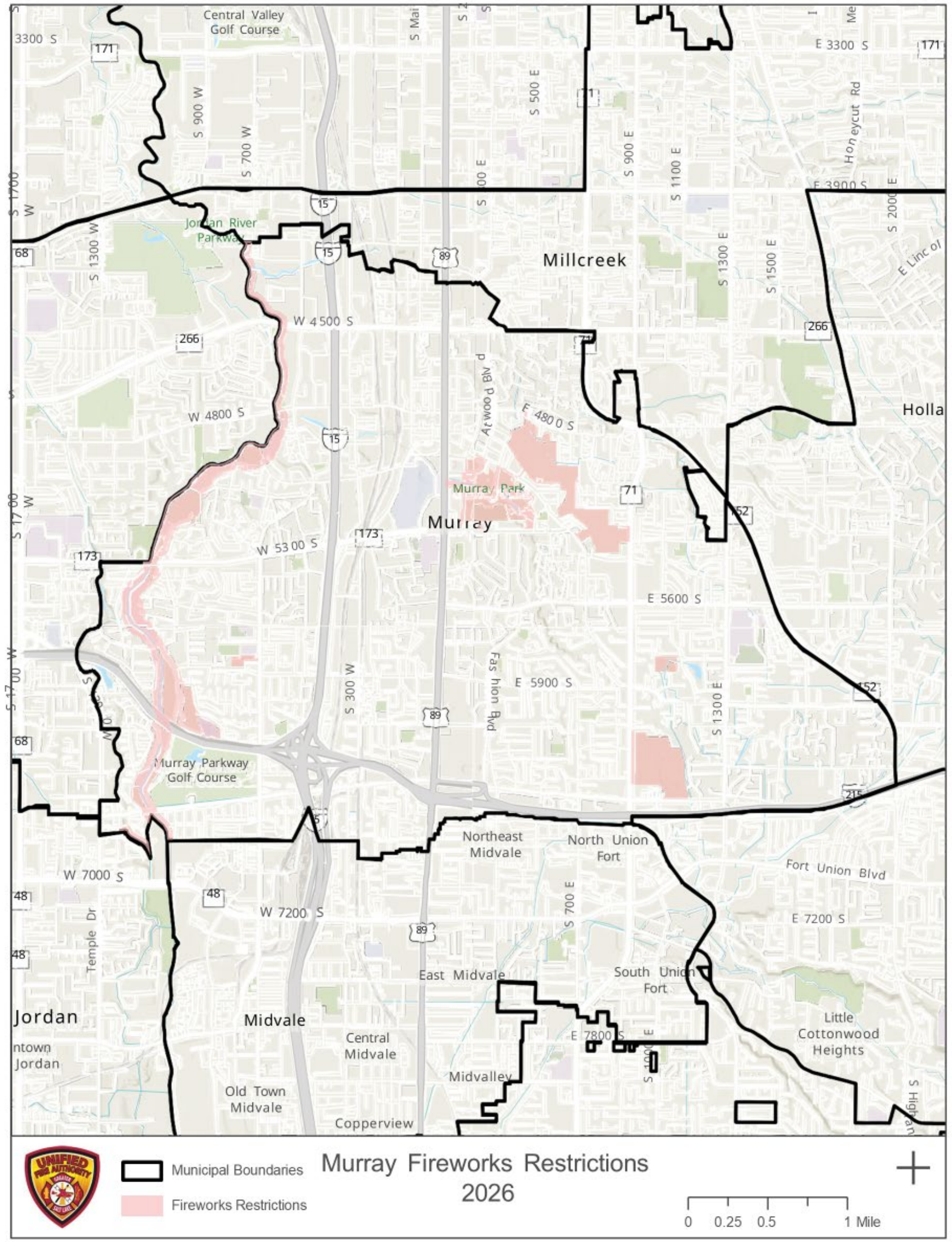
South Salt Lake

- South Salt Lake Restrictions (Adopted)
  - West of 900 W



Murray

- <u>Murray Restrictions</u>
  - Jordan River Corridor
  - Murray City Park
  - Per Murray Fire, no proposed changes



Holladay

- Holladay Restrictions (Adopted)
  - East of 1300 East
    - Back to their 2023 restrictions
    - Restricts the entire city

End of Report

- Questions?

Fourth Amendment to Employee Handbook

Section/Description		Description of Policy Change
Welcome Letter	No Change	We put a lot of trust in our team.
	Phrase Omitted	~~, and if you are fair with Millcreek, Millcreek will always be fair with you.~~
Uniforms	No Change	Employees may be required by their Department Head to wear uniforms or apparel imprinted with a City logo or approved marks/emblems.
	Added	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.
Employee Travel	No Change	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.
	Added	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.

Fourth Amendment to Employee Handbook

Section/Description		Description of Policy Change
Travel-Related Expenses	Added	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.
	No Change	P-Card holders must use the City-issued P-Card for fares and travel expenses.
	Added	Employees who are not P-Card holders must make travel arrangements through their department head or Human Resources.
	Format Change	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.
	Heading Omitted	~~Ground Transportation~~
Per Diem	Omitted	~~No reimbursement will be paid for expenses relating to spouses or other non-employee travelers unless approved by the City Manager or designee.~~

Third Amendment to Non-Benefited Employee Handbook

Section/Description		Description of Policy Change
Welcome Letter	**No Change**	We put a lot of trust in our team.
	Phrase Omitted	~~, and if you are fair with Millcreek, Millcreek will always be fair with you.~~
Uniforms	**No Change**	Employees may be required by their Department Head to wear uniforms or apparel imprinted with a City logo or approved marks/emblems.
	Added	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.

FY2027
Budget in Progress

MILLCREEK

CELEBRATING OUR
10
EST. 2016
MILLCREEK
10th ANNIVERSARY

AMERICA
250
UTAH
MILLCREEK

General Fund Revenue

Account Number	Account Description	FY2024 Actual	FY2025 Actual	AMENDED FY2026 Budget	FY2026 projected	FY2027 Requested		
RevSource: 31 - TAXES								
100-3100-3101	Property Tax - Current	11,907,811	11,904,626	11,903,559	11,903,559	11,903,559		New growth amount unknown
100-3100-3102	Property Tax - PY Delinquent	199,882	224,488	200,000	200,000	200,000		
100-3100-3103	Property Tax - Fee in Lieu	430,551	432,220	450,000	450,000	450,000		
100-3100-3104	Property Tax - Misc Collections	38,713	(2,341)	-	20,000	20,000		
100-3130-3131	Sales and Use Tax	15,213,873	15,444,994	15,600,000	15,656,186	15,600,000		
100-3130-3132	Energy Sales & Use Tax - Electricity	1,932,025	2,259,523	2,450,000	2,534,474	2,500,000		
100-3130-3133	Energy Sales & Use Tax - Natural Gas	1,782,847	1,198,930	1,000,000	1,132,854	1,000,000		
100-3130-3135	Transient Room Taxes	10,274	11,657	8,500	17,099	15,000		
100-3130-3137	Public Transit Tax (P2)	-	32,762	700,000	701,996	700,000		5th 5th CountyOption Sales Tax - for transportation
100-3130-3138	Highway & Transit Taxes	1,363,117	1,380,330	1,350,000	1,393,217	1,400,000		
100-3140-3141	Franchise Taxes - Cable, Fiber	548,288	520,839	500,000	506,817	500,000		
100-3140-3142	Franchise Taxes - Telecom	-	46,659	215,000	207,757	200,000		
	Source Category Totals	**33,427,380**	**33,454,686**	**34,377,059**	**34,723,959**	**34,488,559**		
						111,500	0%	*+/- from current yr budget*

General Fund Revenue (continued)

Account Number	Account Description	FY2024 Actual	FY2025 Actual	AMENDED FY2026 Budget	FY2026 projected	FY2027 Requested	
RevSource: 32 - LICENSE & PERMITS							
100-3200-3210	Business Licenses	780,990	745,706	750,000	750,000	750,000	
100-3200-3211	Alcohol Beverage Licenses	-	2,925	15,000	15,000	15,000	
100-3200-3213	Special Event Permits	550	400	-	400	441	
100-3200-3221	Building Permits	1,678,662	1,136,646	1,000,000	1,029,191	1,000,000	
100-3200-3226	Encroachment Permits	380,192	385,359	350,000	350,000	350,000	
	Source Category Totals	**2,840,394**	**2,271,036**	**2,115,000**	**2,144,591**	**2,115,441**	
						441	*+/- from current yr budget*
RevSource: 33 - INTERGOVERNMENTAL REVENUE							
100-3310-3311	Federal Grants	133,710	30,278	9,000	9,000	-	No Federal EMPG funding for FY2027
100-3320-3321	State Grants	3,300	7,848	455,000	455,000	400,000	HB244 - funding for UDOT loan payment
100-3320-3325	Class C Road Funds	2,653,837	2,937,819	2,500,000	2,920,591	2,800,000	
100-3320-3327	State Liquor Allotment	64,227	82,076	90,000	86,676	90,000	
100-3330-3331	Local Grants	1,197	143,421	179,500	179,500	105,000	SLCo - Coalitions that Care (for Promise Staff support) TRCC Grant for Arts Master Plan (proj will span fiscal years)
	Source Category Totals	**2,856,271**	**3,201,441**	**3,233,500**	**3,650,767**	**3,395,000**	
						161,500	*+/- from current yr budget*

Account Number	Account Description	FY2024 Actual	FY2025 Actual	FY2026 Budget	FY2026 projected	FY2027 Requested	
RevSource: 34 - CHARGES FOR SERVICES							
100-3420-3422	Inspection Fees	-	6,030	7,500	5,220	6,000	
100-3420-3423	Building Department Admin Fees	-	37,992	35,000	42,777	35,500	
100-3420-3425	Plan Review Fees	919,162	282,620	500,000	387,442	450,000	
100-3420-3426	Zoning and Subdivision Fees	242,883	125,978	140,000	255,362	150,000	
100-3440-3443	Sales Rev - Public Markets	92,896	246,767	285,000	262,313	285,000	
100-3450-3451	Rec Admissions - Adv Hub	392,069	356,628	375,000	409,796	410,000	Summer Camp
100-3450-3452	Rec Equipment Rentals - Adv Hub	260,835	203,535	230,000	250,893	250,000	
100-3450-3453	Rec Taxable Sales - Adv Hub & VO!	5,315	7,956	7,000	23,908	15,000	Dowdle Puzzle sales
100-3450-3455	Rec Programs Reg Fees - Adv Hub	-	30,131	20,000	40,479	40,000	Lessons; Mammoth Hockey
100-3450-3456	Rec Programs Reg Fees - VO	-	20,085	30,000	40,000	40,000	Camp Tracy; Millfreaks
100-3450-3458	Comm Life Events Admissions	-	55,494	55,000	85,000	85,000	
100-3460-3460	Lease Rev - Business Leases - % x Sales	-	41,408	38,000	38,000	40,000	
100-3460-3461	Lease Rev - Business Leases - Flat Rent	11,023	10,986	56,400	20,000	20,000	Coffee trailer @400 per month Flower Kiosk @400 per month
100-3460-3462	Rentals - Booth/Equip - Bus Council Mkts	8,748	13,132	4,000	4,000	4,000	
100-3460-3464	Rentals - Booth/Equip - CL Events & Mkts	1,094	6,316	10,000	27,375	25,000	
100-3460-3466	Rentals - Venue - Sixth Floor	22,183	122,698	156,000	126,560	125,000	
100-3460-3467	Rentals - Venue - Adventure Hub	5,039	22,351	24,000	34,165	35,000	Alpenglobes rentals included
100-3460-3468	Rentals - Venue - Millcreek Common Plaza	32,734	42,995	45,000	27,176	30,000	Plaza buyouts
100-3460-3469	Rentals - Catering & Beverage	-	19,980	17,000	13,834	15,000	
100-3460-3470	Rentals - Comm Partner Events	-	464	11,000	1,500	1,500	Dutch Kings Day, 1.5K
100-3460-3475	Lease Rev - Econ Dev Properties	-	48,525	34,000	50,561	-	Woodbury manages EconDev properties
100-3490-3491	Interdepartmental Admin Fees	394,218	253,525	291,200	355,500	360,500	$120,000 - from Stormwater Utility $ 70,350 - from Millcreek Center CRA $ 98,110 - from West Millcreek CRA $ 5,000 - from Woodland Ave CRA $ 67,100 - from MedTech CRA
	Source Category Totals	**2,388,200**	**1,955,598**	**2,371,100**	**2,501,862**	**2,422,500**	
						51,400	*+/- from current yr budget*

General Fund Revenue (continued)

AMENDED

Account Number	Account Description	FY2024 Actual	FY2025 Actual	FY2026 Budget	FY2026 projected	FY2027 Requested	
RevSource: 35 - Fines and Forfeitures							
100-3500-3520	Code Compliance Fines	34,594	46,910	70,000	87,384	100,000	parking enforcement
	Source Category Totals	**34,594**	**46,910**	**70,000**	**87,384**	**100,000**	
						30,000	*+/- from current yr budget*
RevSource: 36 - MISCELLANEOUS REVENUES							
100-3600-3601	Miscellaneous Revenue	10,696	2,771	3,680	4,000	5,000	
100-3600-3602	Cash Over and Short	-	20	-		-	
100-3600-3610	Interest Income	1,381,408	759,724	500,000	704,015	600,000	
100-3600-3611	Interest - Property Taxes	4,780	58,596	5,000	53,588	25,000	
100-3600-3612	Building Surcharge - .15% x 1%	2,518	1,388	1,500	1,490	1,500	
100-3600-3615	Reimbursements & Rebates	39,207	25,524	183,000	288,547	50,000	
100-3620-3621	Donations	180,985	60	-		-	
	Source Category Totals	**1,619,594**	**848,082**	**693,180**	**1,051,639**	**681,500**	
						(11,680)	*+/- from current yr budget*
RevSource: 37 - OTHER FINANCING SOURCES							
100-3700-3710	Interfund Transfers	-	154,000	158,000	158,000	164,500	Comm Foundation transfer - Sponsorships
100-3700-3730	Gain on Disposal of Assets	-	-	-	-	-	
	Source Category Totals	**-**	**154,000**	**158,000**	**158,000**	**164,500**	
						6,500	*+/- from current yr budget*

General Fund Revenue (continued)

Account Number	Account Description	FY2024 Actual	FY2025 Actual	AMENDED FY2026 Budget	FY2026 projected	FY2027 Requested	
RevSource: 38 - CONTRIBUTIONS - PRIVATE SOURCES							
100-3800-3810	Contributions - Promise Program	-	182,388	264,760	265,000	150,000	United Way Donation (contribution for Promise Staff support)
100-3800-3820	Contributions - Bus Council Sponsorships	-	2,800	10,000	10,000	10,000	
100-3800-3835	Contributions - Comm Life Private Grants	-	-	-	5,500	-	
100-3800-3840	Contributions - Other	18,000	27,429	10,000	6,000	10,000	
100-3800-3850	Naming Rights	65,000	-	65,000	65,000	70,000	new contract for naming rights anticipated
	Source Category Totals	**107,617**	**212,617**	**349,760**	**351,500**	**240,000**	
						(109,760)	*+/- from current yr budget*
RevSource: 39 - INTERFUND TRANSACTIONS / USE OF FUND BAL							
100-3900-3920	Budgetary Use of Fund Balance	-	-	350,276		255,000	**Balancing number - TBD**
	Source Category Totals	**-**	**-**	**350,276**	**-**	**255,000**	
						(95,276)	*+/- from current yr budget*
	Total Gen Fund Revenue	**43,274,050**	**42,144,370**	**43,717,875**	**44,669,702**	**43,862,500**	
						144,625	**increase (decrease) in revenue over CY amdended budget**

General Fund Expenditures – Personnel Costs

<u>Increases to Personnel Costs (9.4% increase):</u>

$175,000	3.0% COLA
$ 90,000	1.5% Merit
<u>$235,000</u>	New Positions
$490,000	Total COLA, MERIT, New FTEs

<u>Requests for new Positions:</u>

FTE	Parking Enforcement Officer
FTE	Finance Staff for procurement / budget analysis
FTE	Facilities Administrative Assistant
FTE	CAD (30% Gen Fund / 70% SW)
Intern	Communications – unbenefited paid Intern

8.6% PEHP (City covers 85%; EEs cover 15%)

General Fund Expenditures – Contracted Svcs

Increases to Contracted Services:

$ 35,000	Holladay City Justice Court
$ 750,000	4.55% UPD Law Enforcement
$ 40,000	5.00% SLCo Animal Services
$ 25,000	Increased use of Admin Law Judge
$ 25,000	Gen Plan update and Tree Canopy study
$ 500,000	SLCo PW contract
$ 750,000	Pavement Preservation
$ 65,000	SLCo Parks contract
$ 500,000	Canyon Rim irrigation replacement

General Fund Expenditures – Other

Increases to Other Exp Lines:

$ 24,000	Rock Your Block mini-grant program
$ 10,000	Purchase Order software module
$ 20,000	Comm Partnerships Cultural – New Events
$ 18,000	Comm Partnerships Recreation – New Events
$ 30,000	Doxie Derby / Tournaments
$ 13,000	Comm Partnerships – Holidays
$ 80,000	Paseo 4-seasons decorations
$ 25,000	Farmers / Harvest Markets
$ 25,000	Commercial-grade games for Tree House
$ 1,000,000	Transfer to Other Funds (General CIP)

General Fund Expenditures – Mitigating Steps

Contract Services:

$	800,000	Budgetary use of Precinct Fund Balance

Capital Outlay – move purchase requests to CIP Fund:

$	305,000	4th FL West Wing Office Improvements
	TBD	Furniture for 5th FL Lobby
$	20,000	Public Market storefront – Bookstore
$	125,000	Design and Construct Shade Structures

General Fund Budget Summary

$ 43,607,500	General Fund Revenues	.55%
$ 255,000	Budgetary Use of Fund Balance	
$ 43,862,500	**Total General Fund Revenues**	.33%
$ 42,862,500	General Fund Expenditures	1.73%
$ 1,000,000	Transfer to CIP	
$ 43,862,500	**Total General Fund Expenditures**	.33%

General Fund FY27 vs FY26

Revenues by Category

111,500	31 - Taxes
441	32 - Licenses and Permits
161,500	33 - Intergovernmental Revenue
51,400	34 - Charges for Services
30,000	35 - Fines and Forfeitures
(11,680)	36 - Miscellaneous Revenue
6,500	37 - Other Fiancing Sources
(109,760)	38 - Contributions from Private Sources
(95,276)	39 - Budgetary Use of Fund Balance
144,625	**increase (decrease) over CY budget**

Expenditures by Department

(93,500)	4110 - Mayor and Council
9,950	4210 - City Manager
25,000	4220 - Justice Court
(40,000)	4230 - Legal
(940,500)	4240 - Public Safety
(46,270)	4250 - Promise
(28,000)	4310 - Recorder
178,550	4410 - Building Services Department
75,250	4510 - Communication
35,075	4520 - Emergency Preparedness
(71,250)	4610 - Econ Development
136,000	4710 - Finance
2,800	4720 - HR
42,860	4730 - Non departmental
12,500	4740 - Business Licensing
251,000	4810 - Facilities
(44,500)	4830 - Fleet
59,400	4840 - I.T.
38,500	4910 - Planning
679,500	5110 - Engineering
44,510	5710 - CL Admin
214,100	5720 - Events
164,000	5730 - Public Markets
87,750	5740 - Recreation
(648,100)	9000 - Transfers and Contributions
144,625	**increase (decrease) over CY budget**

General Fund Balance %

	FY2022	FY2023	FY2024	FY2025	FY2026 projected	FY2027 Tentative
Beginning Fund Balance	**12,533,376**	**14,418,988**	**14,509,408**	**15,248,366**	**14,394,051**	14,819,581
Revenue	42,134,886	39,927,009	43,249,432	41,990,370	43,367,800	43,607,500
Expenditures	(29,097,458)	(32,336,589)	(34,659,864)	(37,227,798)	(41,342,270)	(42,862,500)
Other Financing Sources (Uses)	(11,151,816)	(7,500,000)	(7,850,610)	(5,616,887)	(1,600,000)	(1,000,000)
Change in Fund Balance	**1,885,612**	**90,420**	**738,958**	**(854,315)**	**425,530**	**(255,000)**
Ending Fund Balance	**14,418,988**	**14,509,408**	**15,248,366**	**14,394,051**	**14,819,581**	**14,564,581**
Fund Balance %	**34.2%**	**36.3%**	**35.3%**	**34.3%**	**34.2%**	**33.4%**

Remaining items:

Sales Tax Sharing Agreement

Fund 201 – Millcreek Center CRA

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
Fund: 201 - Millcreek Center CRA							
Revenue							
201-3100-3101	Tax Increment - Millcreek Prop Taxes	91,560	136,145	136,100	160,950	160,952	Budget = 2025 Tax Increment received
201-3330-3334	Tax Increment - Other Governments	654,009	1,005,891	1,005,900	1,245,840	1,245,838	Budget = 2025 Tax Increment received
201-3600-3601	Miscellaneous Revenue	36	-	-	-		
201-3600-3610	Interest Income	1,341	2,375	8,000	5,000	5,000	Interest on unspent bond proceeds booked in Fund 452 East Common Project fund
201-3700-3710	Interfund Transfer-In	-	-	956,000			
201-3700-3715	Proceeds from Debt - Series 2025A	-	-	21,075,000	21,075,000	-	
201-3700-3716	Proceeds from Debt - Series 2025B	-	-	3,925,000	3,925,000	-	
201-3700-3720	Proceeds from Interfund Loan	-	2,649,500	580,500	580,500	525,000	
201-3700-3721	Proceeds from Bond Premium - 2025A	-	-	125,300	125,292	-	
201-3900-3920	Budgetary Use of Fund Balance					1,231,650	Series 2025 Debt Service
		746,946	**3,793,911**	**27,811,800**	**27,117,582**	**3,168,440**	
Expenditures		☑	☑	☑			
201-5310-2700	Tax Increment Commitments	-	90,730	50,000	50,000	100,000	TIF agreement: SLCo Gen Fund and Library
201-5310-2900	Administrative Expenses (5%)	61,308	55,625	57,150	70,350	70,350	5% x 2025 Tax Increment
201-5310-3100	Professional Services		-	-	-		
201-5310-6100	Miscellaneous Revenue	882	667	1,000	1,000		
201-9000-5101	Series 2019 Debt Svc - Principal	-	140,000	280,000	280,000	395,000	Debt Service Schedule
201-9000-5201	Series 2019 Debt Svc - Interest	721,804	718,300	708,000	708,000	691,000	Debt Service Schedule
201-9000-5210	Interfund Debt Svc - Principal	-	273,346	455,000	347,520	350,000	
201-9000-5215	Interfund Debt Svc - Interest	-	89,529	-	106,560	100,000	
201-9000-5220	Series 2025A&B Debt Svc - Principal	-	-	-	-		Interest only until Dec 2029
201-9000-5225	Series 2025A&B Debt Svc - Interest			956,000	956,000	1,231,650	Debt Service Schedule
201-9000-5300	Cost of Issuance	-	-	328,000	328,000		
201-9000-9010	Transfer to CRA Housing Fund (15%)	-	171,350	171,350	211,025	211,025	15% x 2025 Tax Increment
201-9000-9011	Transfer to Millcreek Common East	-	-	24,805,300	24,805,300		
201-9000-9020	Budgetary Addition to Fund Balance	-	-	-		19,415	
		783,994	**1,539,547**	**27,811,800**	**27,863,755**	**3,168,440**	
		☑	☑	☑			
	Change in Fund Balance	**(37,048)**	**2,254,364**	**-**	**(746,173)**	**-**	

Fund 202 – West Millcreek CRA

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
Revenue							
202-3100-3101	Tax Increment - Millcreek Prop Taxes	232,415	254,890	254,900	282,405	282,405	Budget = 2025 Tax Increment received
202-3330-3334	Tax Increment - Other Governments	1,630,944	1,868,243	1,868,250	2,170,315	2,170,315	Budget = 2025 Tax Increment received
202-3600-3601	Miscellaneous Revenue				324,500		
202-3600-3610	Interest Income	154,325	296,357	300,000	300,000	200,000	
202-3700-3720	Repayment of Interfund Loan	-	367,823	461,087	461,087	450,000	
202-3900-3920	Budgetary Use of Fund Balance	-	-	-	-		
		2,017,684	**2,787,313**	**2,884,237**	**3,538,307**	**3,102,720**	
Expenditures							
202-5310-2700	Tax Increment Commitments	225,360	231,324	500,000	550,000	500,000	$275,000 - Artesian Springs $225,000 - Opus Green
202-5310-2710	Housing Projects	100,000					
New Acct	Project Infrastructure Improvements					1,150,000	C/G/S on Gordon Avenue (project shared w/ SW)
202-5310-2900	Administrative Expenses (4%)	223,500	84,950	85,000	98,110	98,110	4% x 2025 Tax Increment
202-9000-9010	Transfer to CRA Housing Fund (20%)	-	424,630	425,000	490,550	490,550	20% x 2025 Tax Increment
202-9000-9015	Interfund Loan to Other CRA Proj Areas	-	2,654,500	595,500	595,500	525,000	
202-9000-9020	Budgetary Addition to Fund Balance	-	-	1,278,737	-	339,060	
		548,860	**3,395,404**	**2,884,237**	**1,734,160**	**3,102,720**	
	Change in Fund Balance	**1,468,824**	**(608,090)**	**-**	**1,804,147**	**-**	

Fund 203 – Woodland Ave CRA

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
Revenue							
203-3100-3101	Tax Increment - Millcreek Prop Taxes	1,412	3,394	3,400	16,275	16,275	Budget = 2025 Tax Increment received
203-3330-3334	Tax Increment - Other Governments	6,731	15,260	15,500	83,600	83,600	Budget = 2025 Tax Increment received
203-3700-3720	Proceeds from Interfund Loan	-	5,000	5,000	5,000	-	
		8,143	**23,654**	**23,900**	**104,875**	**99,875**	
Expense		☑	☑	☑			
203-5310-2700	Tax Increment Commitments	-	1,188	1,500		22,000	TIF agreement: SLCo Gen Fund and Library
203-5310-2900	Administrative Expenses (5%)	410	950	950	5,000		5% x 2025 Tax Increment
203-5310-3100	Professional Services	12,625	-	-			
203-9000-5210	Interfund Debt Svc - Principal	-	2,445	3,809	3,809	-	
203-9000-5215	Interfund Debt Svc - Interest	-	225	-		-	
203-9000-9010	Transfer to CRA Housing Fund (15%)	-	2,800	2,800	15,000	15,000	15% x 2025 Tax Increment
New Acct	**Transfer to Phase II Fund 452**					60,000	funding source for MC Phase II
203-9000-9020	Budgetary Addition to Fund Balance	-	-	14,841	76,066	2,875	
		13,035	**7,608**	**23,900**	**99,875**	**99,875**	
		☑	☑	☑			
	Change in Fund Balance	**(4,892)**	**16,046**	**-**	**5,000**	**-**	

Fund 204 – Olympus Hills CRA

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested
Revenue						
204-3700-3720	Proceeds from Interfund Loan	-		10,000	10,000	-
		-	**-**	**10,000**		**-**
		☑	☑	☑		☑
Expense						
204-5310-2900	Administrative Expenses (5%)	2,288	-	-		-
204-5310-3100	Professional Services	-	-	7,500		-
204-9000-5210	Interfund Debt Svc - Principal	-	1,828	2,278	2,278	-
204-9000-5215	Interfund Debt Svc - Interest	-	450	-	-	-
204-9000-9010	Transfer to CRA Housing Fund (15%)				-	
204-9000-9020	Budgetary Addition to Fund Balance	-	-	222		
		2,288	**2,278**	**10,000**		**-**
		☑	☑	☑		☑

Fund 205 – MedTech CRA

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
Revenue							
205-3100-3101	Tax Increment - Millcreek Prop Taxes				163,300	163,300	Budget = 2025 Tax Increment received
205-3330-3334	Tax Increment - Other Governments	-	-	750,000	1,077,890	1,077,890	Budget = 2025 Tax Increment received
205-3600-3610	Interest Income	-	-	-	100,000	100,000	
		-	**-**	**750,000**	**1,341,190**	**1,341,190**	
Expense		☑	☑	☑			
205-5310-2700	Tax Increment Commitments	-	-	100,000	100,000	100,000	Max TIF agreement $100,000/yr
205-5310-2900	Administrative Expenses (5%)	-	-	37,225	67,100	67,100	5% x 2025 Tax Increment
205-5310-3100	Professional Services	-	-	-	-	-	
205-9000-9010	Transfer to CRA Housing Fund (15%)	-	-	111,675	201,200	201,200	15% x 2025 Tax Increment
205-9000-9020	Budgetary Addition to Fund Balance	-	-			972,890	
		-	**-**	**248,900**	**368,300**	**1,341,190**	
		☑	☐	☑			
	Change in Fund Balance	**-**	**-**	**501,100**	**972,890**	**-**	

Fund 220 – CRA Aggregate Housing Fund

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
Revenue							
220-3900-3910	Transfer from Other Funds	-	598,780	710,825	917,775	917,775	$211,025 from Millcreek Ctr CRA $490,550 from Millcreek West CRA $ 15,000 from Woodland Hills CRA $201,200 from MedTech CRA
220-3900-3920	Budgetary Use of Fund Balance						
		-	**598,780**	**710,825**	**917,775**	**917,775**	
Expense							
220-5310-2710	Housing Projects					575,000	$800,000 - Villa Vista (MC29 UT Housing Corp 18-month schedule - attainable housing) 23 units x $50K with half project in FY27 and half in FY28
220-9000-9020	Budgetary Addition to Fund Balance			710,825	917,775	342,775	
		-	**-**	**710,825**	**917,775**	**917,775**	
	Change in Fund Balance	**-**	**598,780**	**-**	**-**	**-**	

Fund 510 – Stormwater Utility Revenue

Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
Federal Grants	-	-	1,135,125	400,000	450,000.00	Neff's Canyon Debris Basin Phase I Design
Storm Water Fees	3,227,158	3,179,226	3,375,000	3,516,647	3,550,000.00	rates increase 2.3% ea year
Miscellaneous Revenue	15,122	80	100			
Interest Income	204,832	198,225	180,000	180,000	150,000.00	
Budgetary Use of Fund Balance			2,090,400		2,308,500.00	
	3,447,112	**3,377,530**	**6,780,625**	**4,096,647**	**6,458,500.00**	

Fund 510 – Stormwater Utility Expense

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
510-5610-1100	Salaries - Reg FT & PT Employees	443,383	459,036	535,000	528,679	655,000.00	**FTE for CAD Design -** Split 30% Gen Fund / 70% SW
510-5610-1200	Wages - Non-benefit PT & Seasonal	-	26,275	15,000	10,856	15,000.00	
510-5610-1300	Overtime	3,170	2,045	4,500	2,590	4,500.00	
510-5610-1400	Employee Benefits	111,963	165,805	160,500	171,772	250,000.00	
510-5610-2100	Books, Subscriptions & Memberships	3,150	4,603	7,500	7,000	7,500.00	$3200 - Center for Watershed Protection $3600 - MS4 Permit $ 500 - misc manuals $ 200 - rounding
510-5610-2230	Conferences & Training Registration	3,248	4,381	5,000	5,000	5,000.00	CWP (2 Employees) Utah APWA (4 Employees) UFSMA (1 Employee) UAPA (2 Employees) USU LTAP (2 Employees) Rounding
510-5610-2235	Employee Travel	4,241	5,978	7,500	7,500	7,500.00	CWP (2 Employees) Utah APWA (4 Employees) UFSMA (1 Employee) UAPA (2 Employees) USU LTAP (2 Employees) Rounding
510-5610-2240	Uniforms	-	1,030	1,000	1,000	1,000.00	
510-5610-2400	Office Supplies	-	168	500	500	500.00	
510-5610-2410	Postage & Shipping	155	-	-	-	-	
510-5610-2450	Printing	-	-	-	-	-	
510-5610-2510	Software	15,239	11,413	25,000	25,000	30,000.00	POSM Software DLT Solutions / AutoCad Nearmap Utilisync

Fund 510 – Stormwater Utility Exp (continued)

Account #	Account Description	FY2024 Actual	FY2025 Actual	FY2026 CY Budget	FY2026 projected	FY2027 Requested	
510-5610-2605	Sm Tools, Minor Equip, Supplies	11,067	4,411	20,000	20,000	22,500.00	$20,000 - routine purchases $ 2,500 - Computer for FTE CAD Design
510-5610-2620	Fuel	5,242	3,948	10,000	5,000	10,000.00	
510-5610-2650	Vehicle Maintenance	3,095	1,069	10,000	2,500	10,000.00	
510-5610-2800	Depreciation Expense	506,258	534,505	-		-	Non-cash item; not a budgetary item
510-5610-2900	Administrative Expenses	110,000	112,000	115,000	115,000	120,000.00	2.3% increase
510-5610-3100	Professional Services	119,196	190,574	409,000	200,000	400,000.00	SW Masterplan Update - spans fiscal years Central Avenue Miscellaneous / Other projects
510-5610-3200	Contracted Services	85,024	343,971	1,000,000	500,000	1,000,000.00	SLCo contracted system maintenance
510-5610-3203	System Maintenance & Repairs	-	-	200,000	110,000	200,000.00	Neffs Creek culverts; Other
510-5610-3205	Contracted SW Billing Service	-	84,000	100,000	94,000	100,000.00	RMP $8000 / month
510-5610-6100	Miscellaneous Exp.	3,978	4,020	10,000	4,000	10,000.00	
510-5610-7340	Cap Outlay - Storm Drain System	709,896	229,789	3,000,000	1,500,000	3,000,000.00	$500K - 1/3 x Gordon Ave C/G/S $1 Million - Central Avenue $700K - Scott Avenue $800K - Other
510-5610-7345	Cap Outlay - Grant Expenditures	-	-	1,135,125	400,000	600,000.00	Neff's Canyon Debris Basin 75% Grant funded 25% City match
510-5610-7450	Cap Outlay - IT Equipment	-	-	10,000	10,000	10,000.00	
510-5610-9020	Budgetary Addition to Fund Balance	-	-	-		-	
		2,138,304	**2,189,021**	**6,780,625**	**3,720,398**	**6,458,500.00**	
		☑	☑	☑		-	
		1,308,808	1,188,509	-			

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

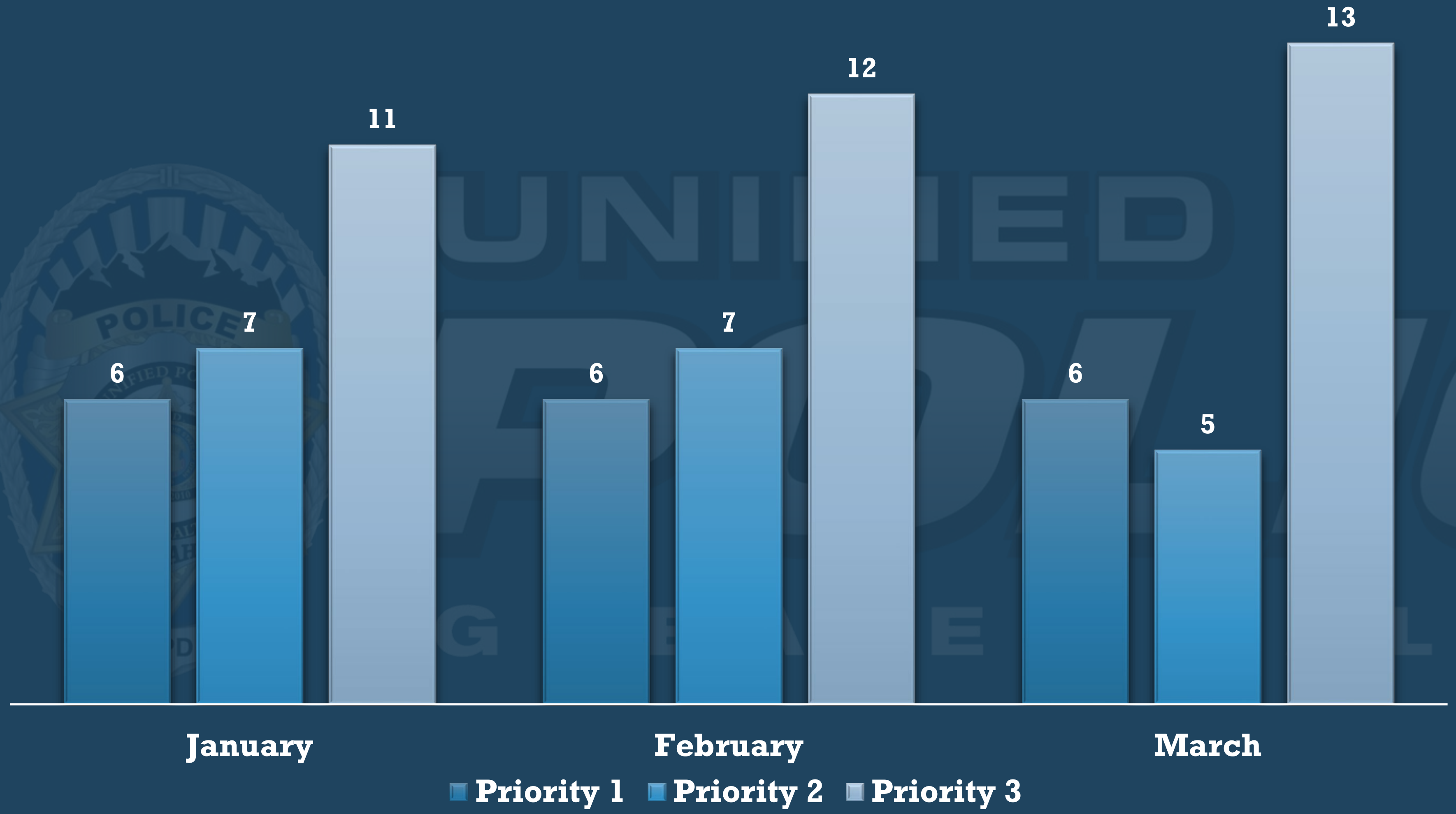
Meritorious Service: Sgt Jesse Allen, Sgt Dasha Sommer, Gregg Golden LCSW, Det Tracey Creno, Det Grant Martinez, Officer Louie Muniz, Officer Josh Thomas, Officer Chasity Hales, Officer Jesse Motzkus

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

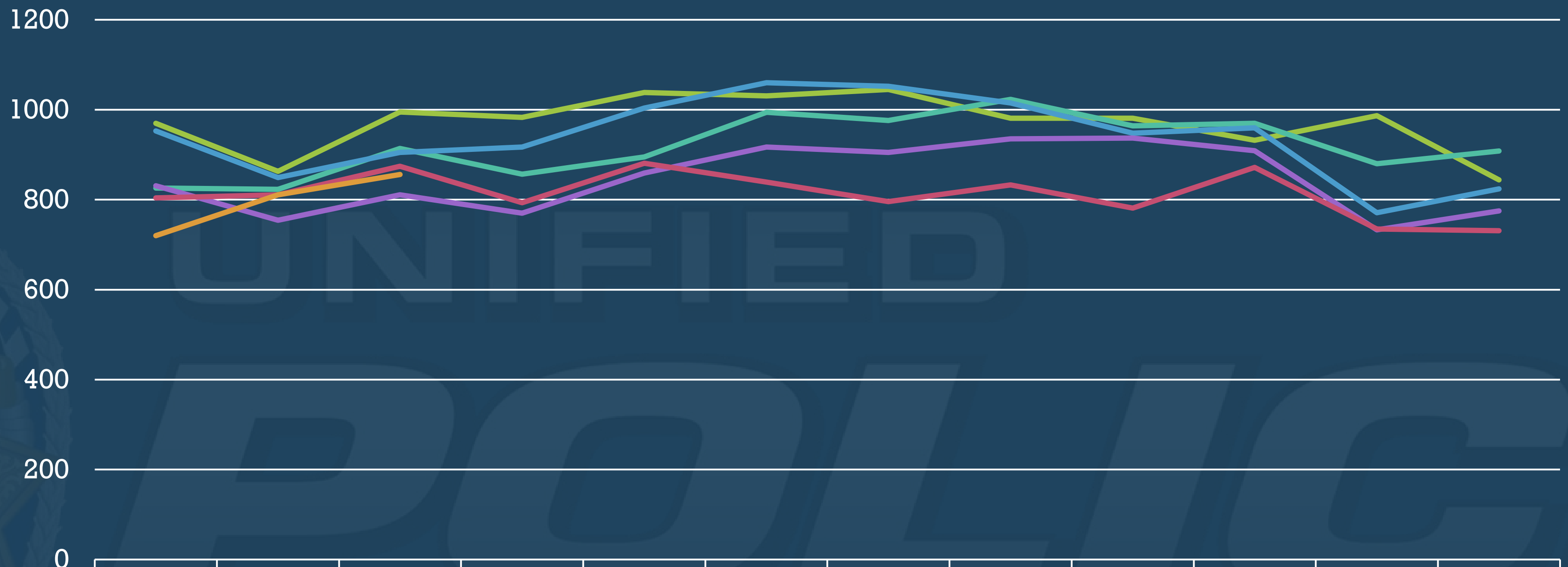


Time in minutes

- **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

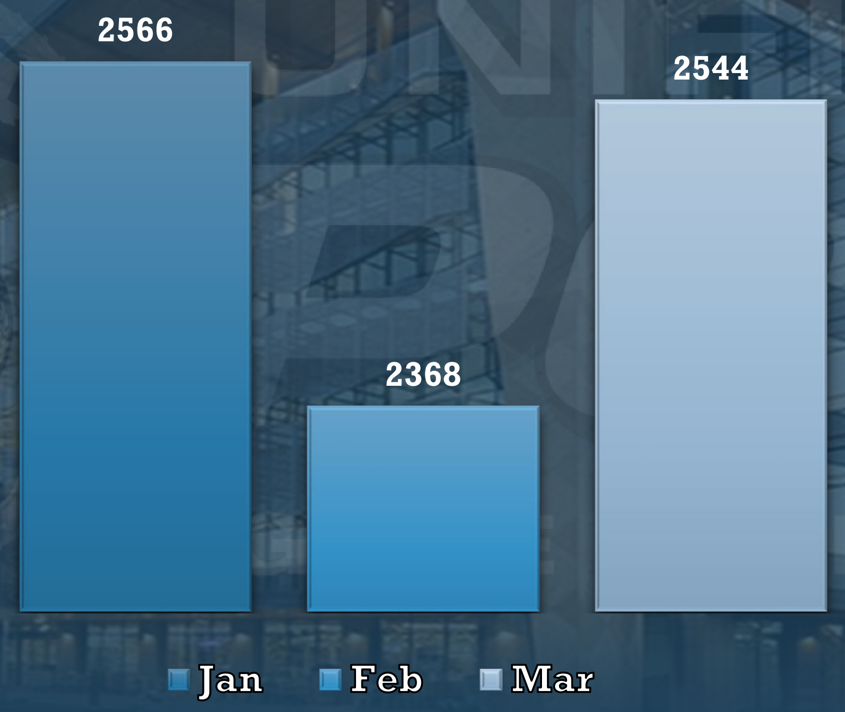


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2021	970	863	995	983	1038	1031	1045	981	981	932	987	844
2022	826	823	914	857	895	994	976	1023	964	970	880	908
2023	953	849	905	917	1004	1060	1052	1015	948	960	771	824
2024	831	754	811	770	859	917	905	935	937	909	733	775
2025	804	811	874	793	881	839	796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

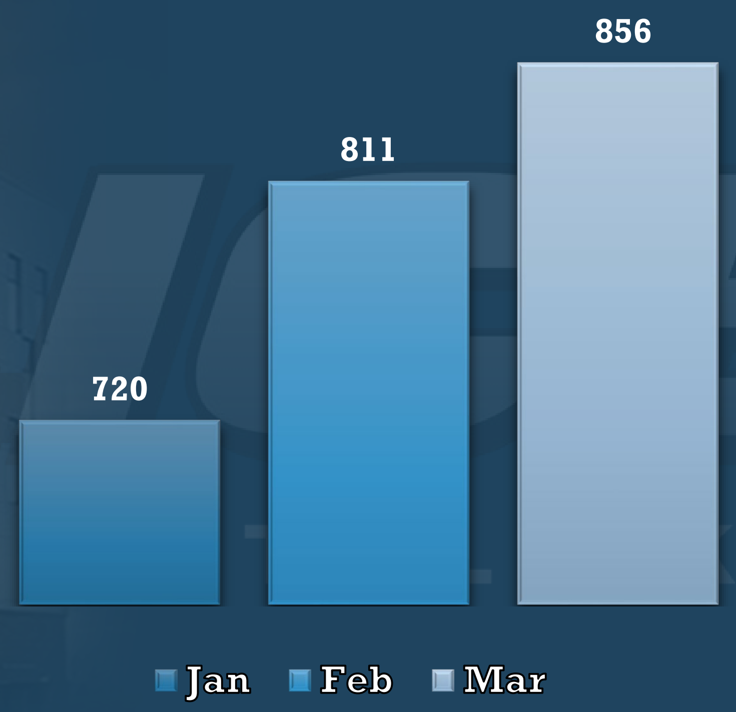
2021 2022 2023 2024 2025 2026

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:

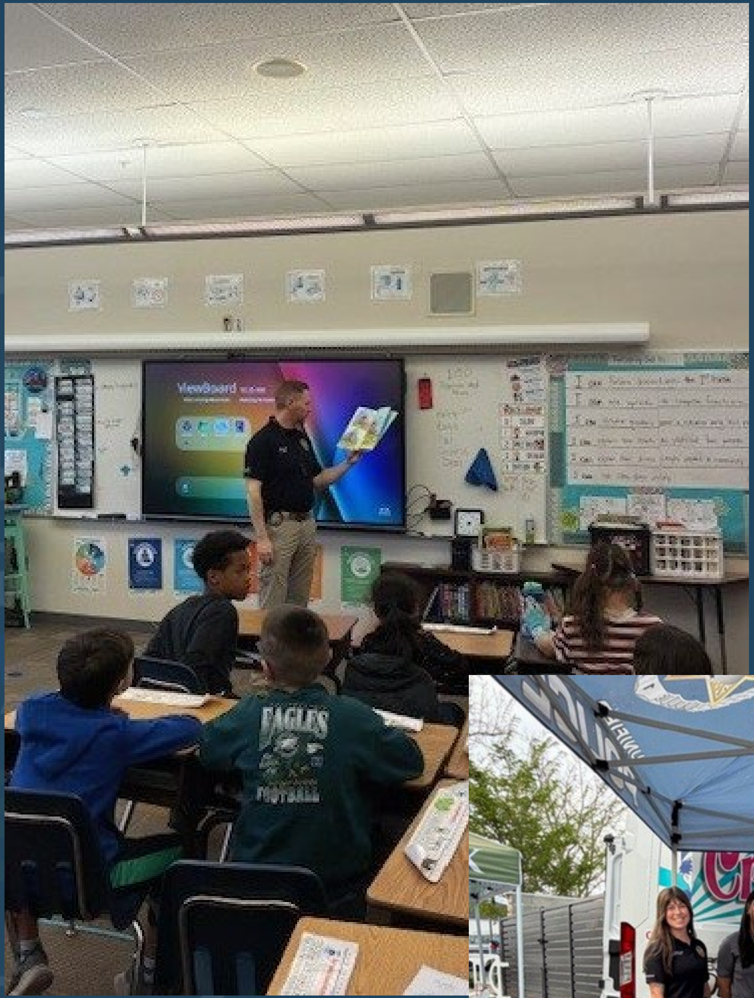
- 6 Cases
- 13 Arrests
- 22 Search Warrants Served

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!



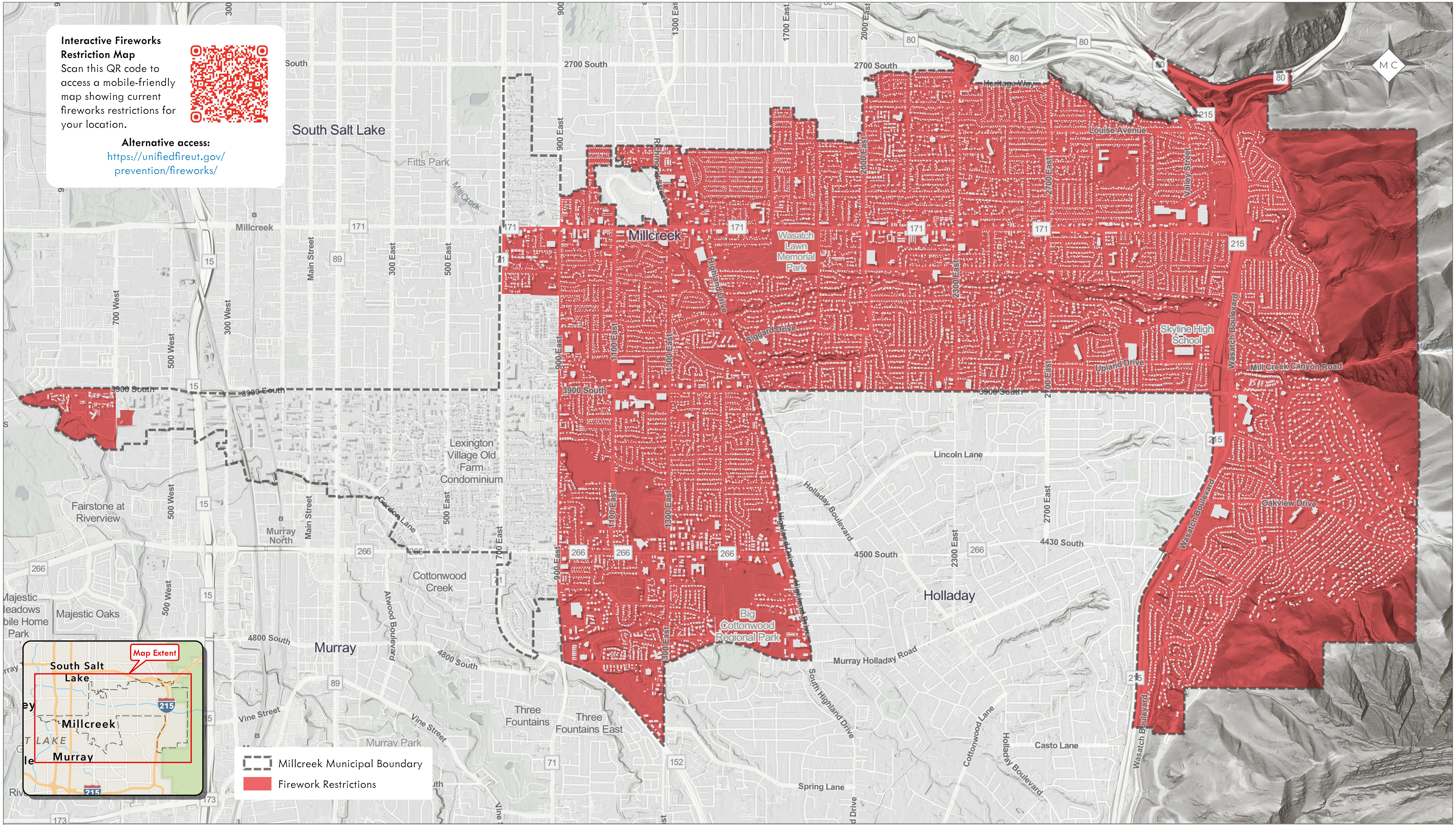
The C.O.P. Unit along with UPD Cadets also worked the Doxie Derby Event!

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



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:
Monday, April 27, 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

ZM-26-005

MC29

City Center Overlay – Development Agreement – Zone

Mike Oborn

Carlos Estudillo, Planner

Development Agreement (CCOZ)

The City Council may approve a CCOZ-DA zone upon receiving a recommendation from the Planning Commission regarding adoption of the zone and a development agreement. Once a CCOZ-DA zone is established over a particular property, the provisions of this chapter shall apply to all property located within the CCOZ-DA zone as shown on the official zoning map. Development Agreements are entered into and approved at the sole discretion of the City. **The following developments are eligible for a CCOZ-DA:**

Buildings with that do not exceed 150 feet in length or 100 feet in depth.

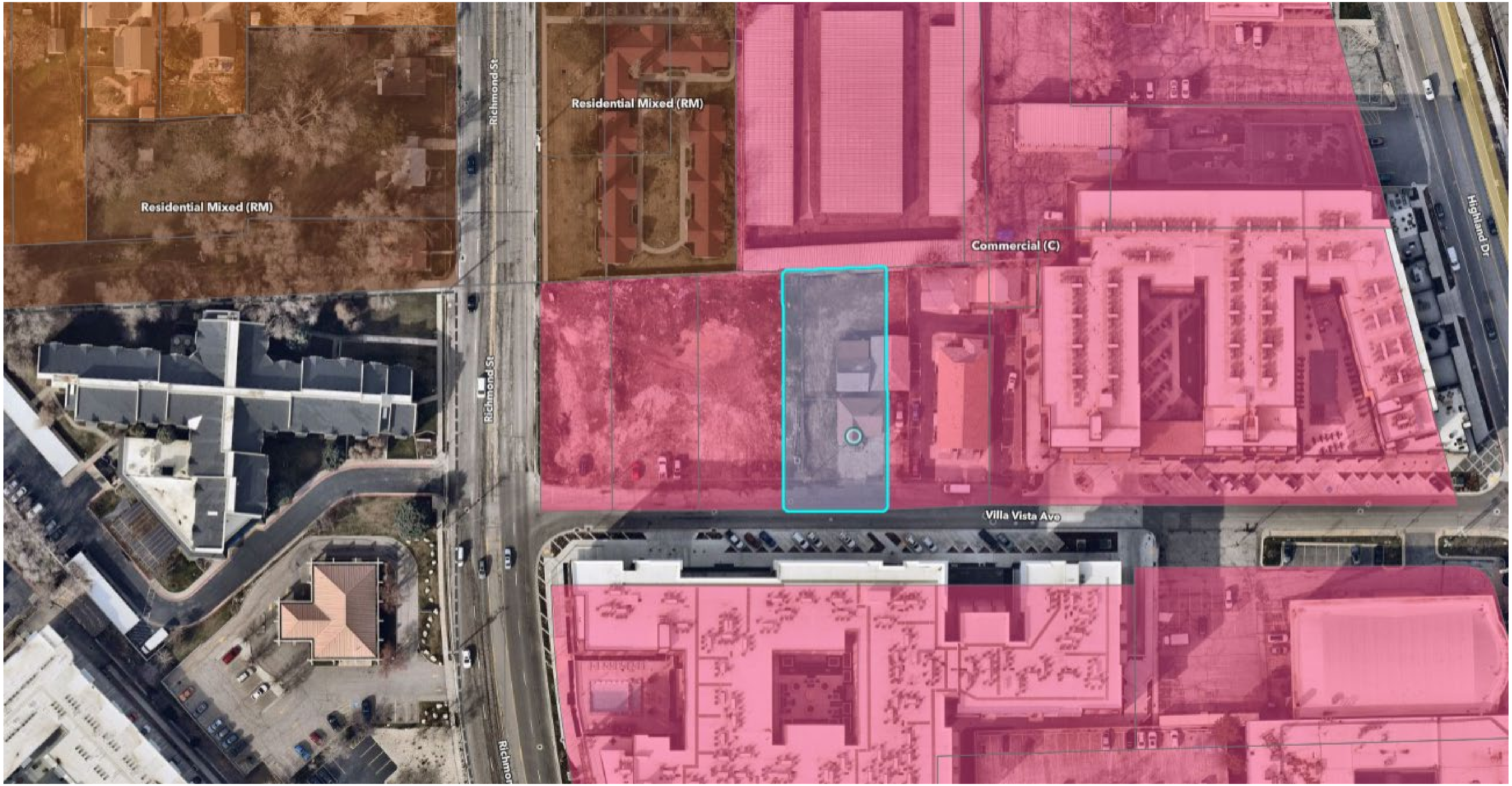
Buildings of any size that provide one of the following public benefits as part of a CCOZ-DA. Public benefits include but are not limited to:

- Publicly Accessible Open Space. This open space shall comprise the minimum of ten percent of the lot area of 1,000 square feet and be integrated with landscaping, seating, and pathways, in addition to the open space and plaza requirements as set forth in MKZ 18.47.070 (I). Design of any publicly accessible open space shall comply with the requirements for Open Space and Plazas as set forth in MKZ 18.47.070 (I).

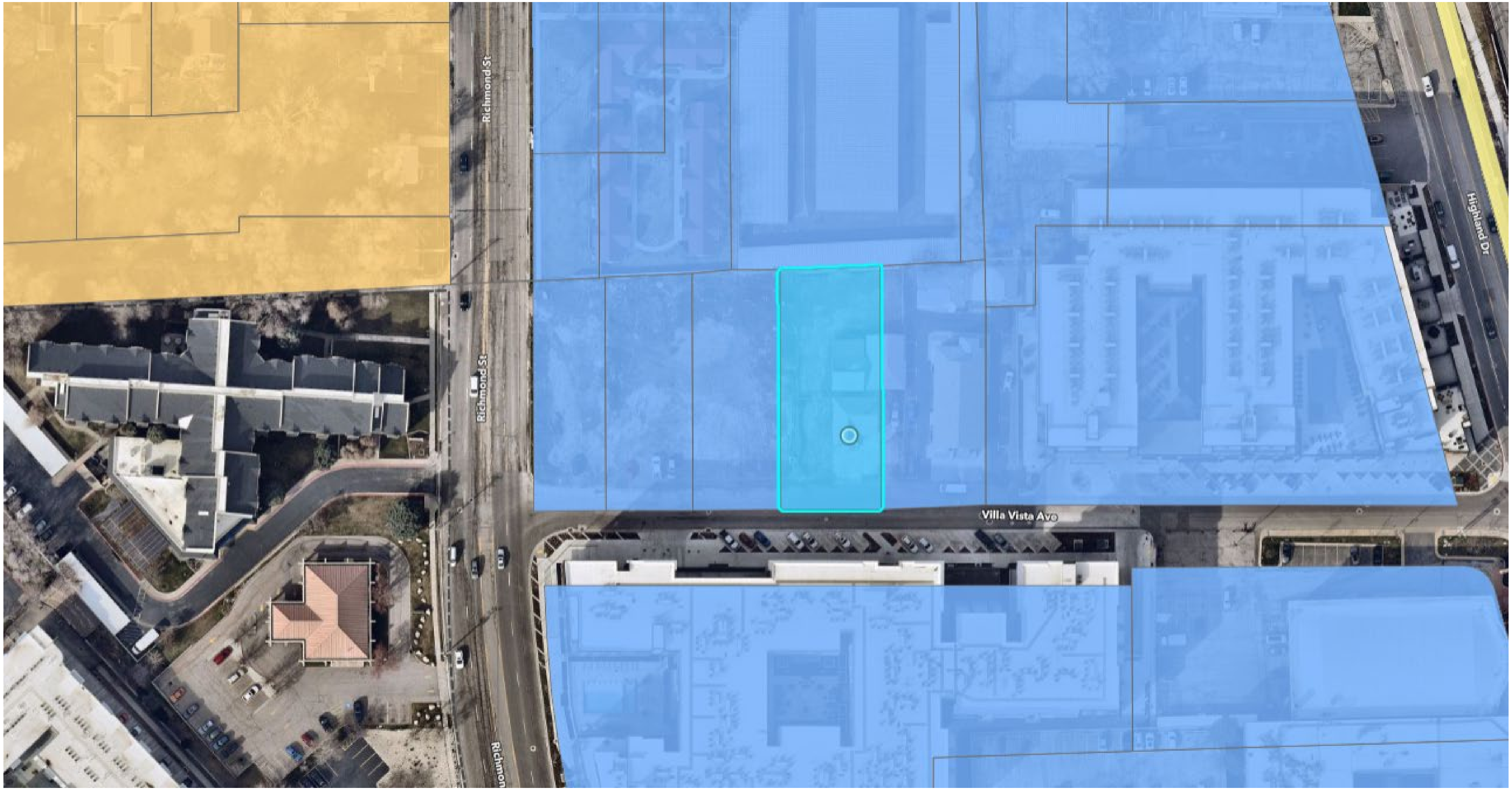
- Publicly Accessible Parking. Parking shall consist of at least 100 spaces and shall be publicly accessible for commercial customers and visitors attending public events on Millcreek Common.

- Affordable Housing. A 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. To qualify, the building must receive an affordable housing incentive as set forth in MKZ 18.78, Affordable Housing Incentives.

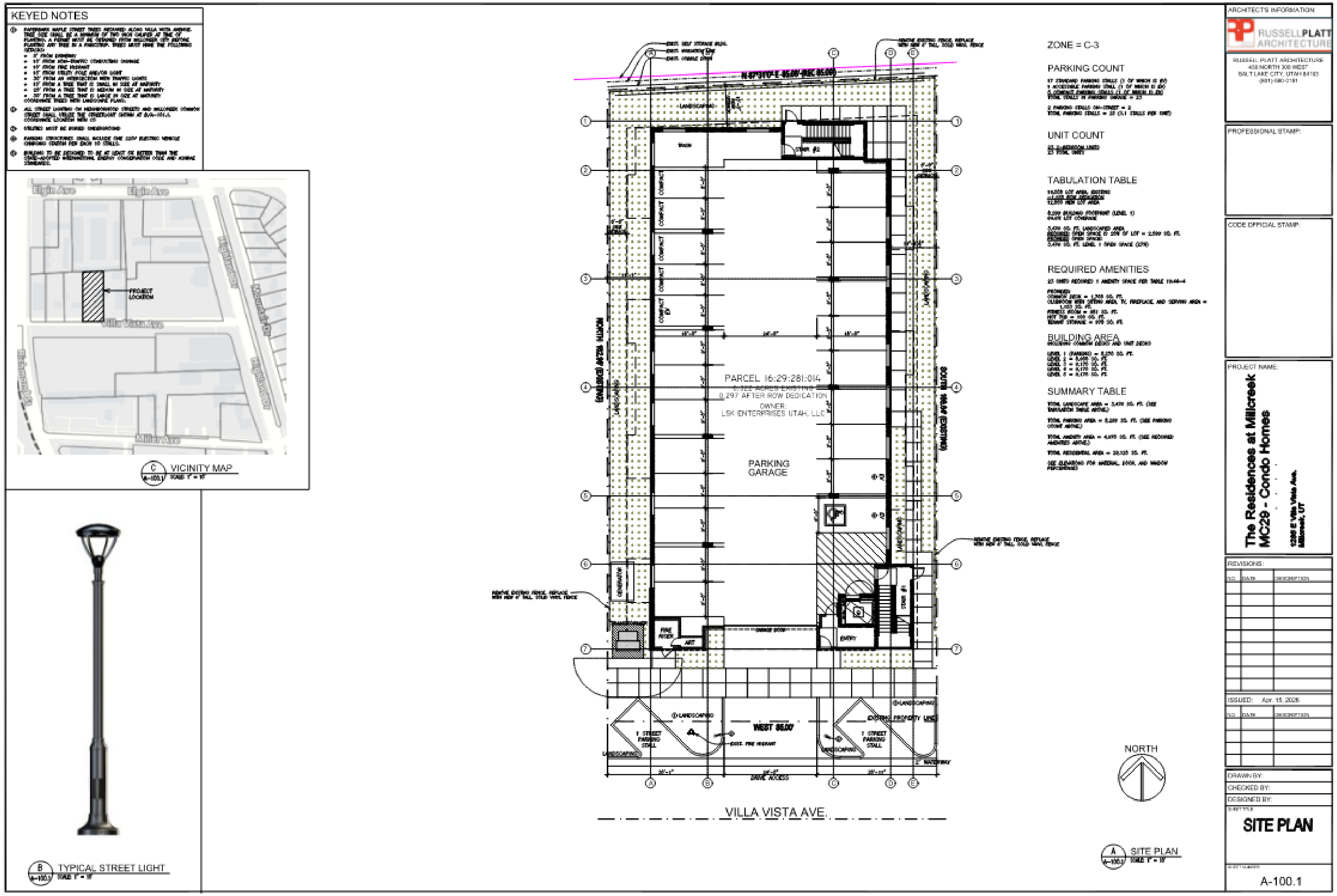
Zoning


Residential Mixed (RM)
Residential Mixed (RM)
Richmond St
Commercial (C)
Highland Dr
Richmond St
Villa Vista Ave

Future Land Use



Site Plan


KEYED NOTES
VICINITY MAP
TYPICAL STREET LIGHT
ZONE = C-3
PARKING COUNT
UNIT COUNT
TABULATION TABLE
REQUIRED AMENITIES
BUILDING AREA
SUMMARY TABLE
PARCEL 16:29:281:014
OWNER:
LSK ENTERPRISES UTAH, LLC
PARKING GARAGE
VILLA VISTA AVE.
NORTH
SITE PLAN
ARCHITECTS INFORMATION:
RUSSELL PLATT ARCHITECTURE
PROFESSIONAL STAMP:
CODE OFFICIAL STAMP:
PROJECT NAME:
The Residences at Millcreek
MC29 - Condo Homes
REVISIONS:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
SITE PLAN
A-100.1

CCOZ-DA incentives 18.48 CITY CENTER OVERLAY - DEVELOPMENT AGREEMENT ZONE (CCOZ-DA)

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.

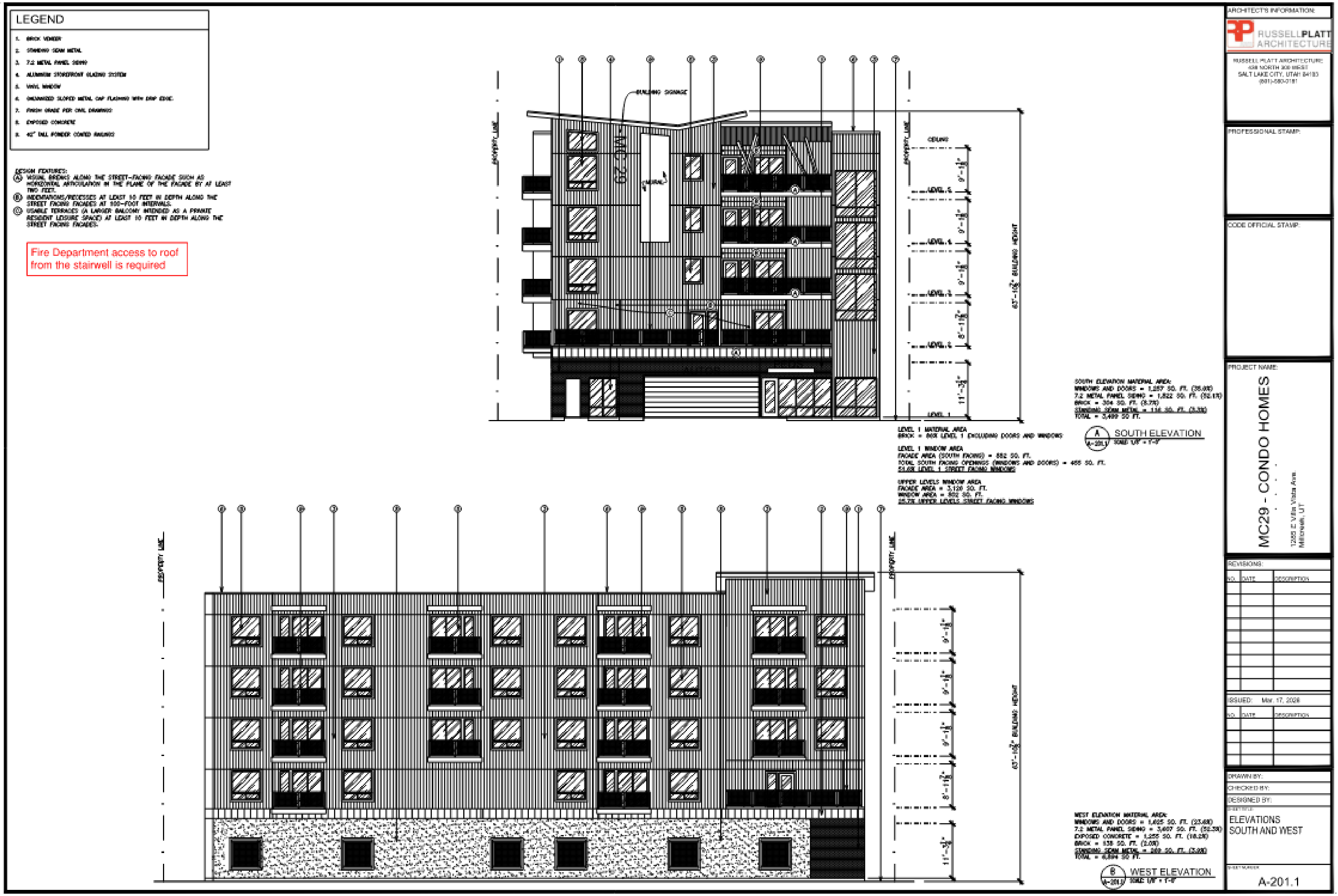
As per MKZ 18.47.070, a 10-foot stepback along a façade facing a side property line is required between the top of the first story and the top of the third story and upper stories.

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 these requirements, 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.

Elevations



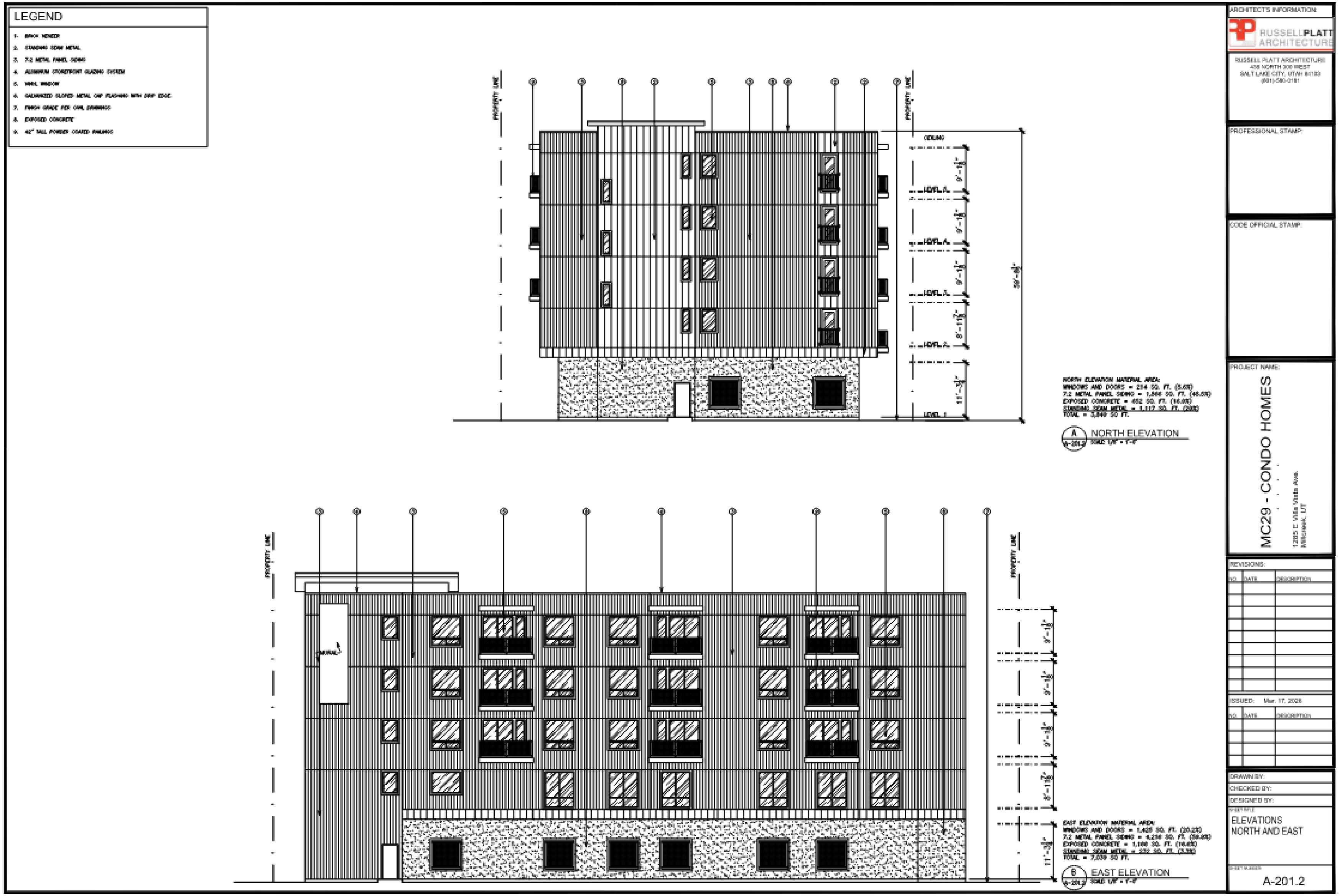
LEGEND
1. BRICK VENEER
2. STANDING SEAM METAL
3. 7.2 METAL PANEL SIDING
4. ALUMINUM STOREFRONT GLAZING SYSTEM
5. VINYL WINDOW
6. GALVANIZED SLOPED METAL CAP FLASHING WITH DRIP EDGE.
7. FINISH GRADE PER CIVIL DRAWINGS
8. EXPOSED CONCRETE
9. 42" TALL POWDER COATED RAILINGS
Fire Department access to roof from the stairwell is required
MC29
SOUTH ELEVATION
WEST ELEVATION
ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
PROFESSIONAL STAMP:
CODE OFFICIAL STAMP:
PROJECT NAME:
MC29 - CONDO HOMES
REVISIONS:
ISSUED:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
ELEVATIONS SOUTH AND WEST
A-201.1

Elevations

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.

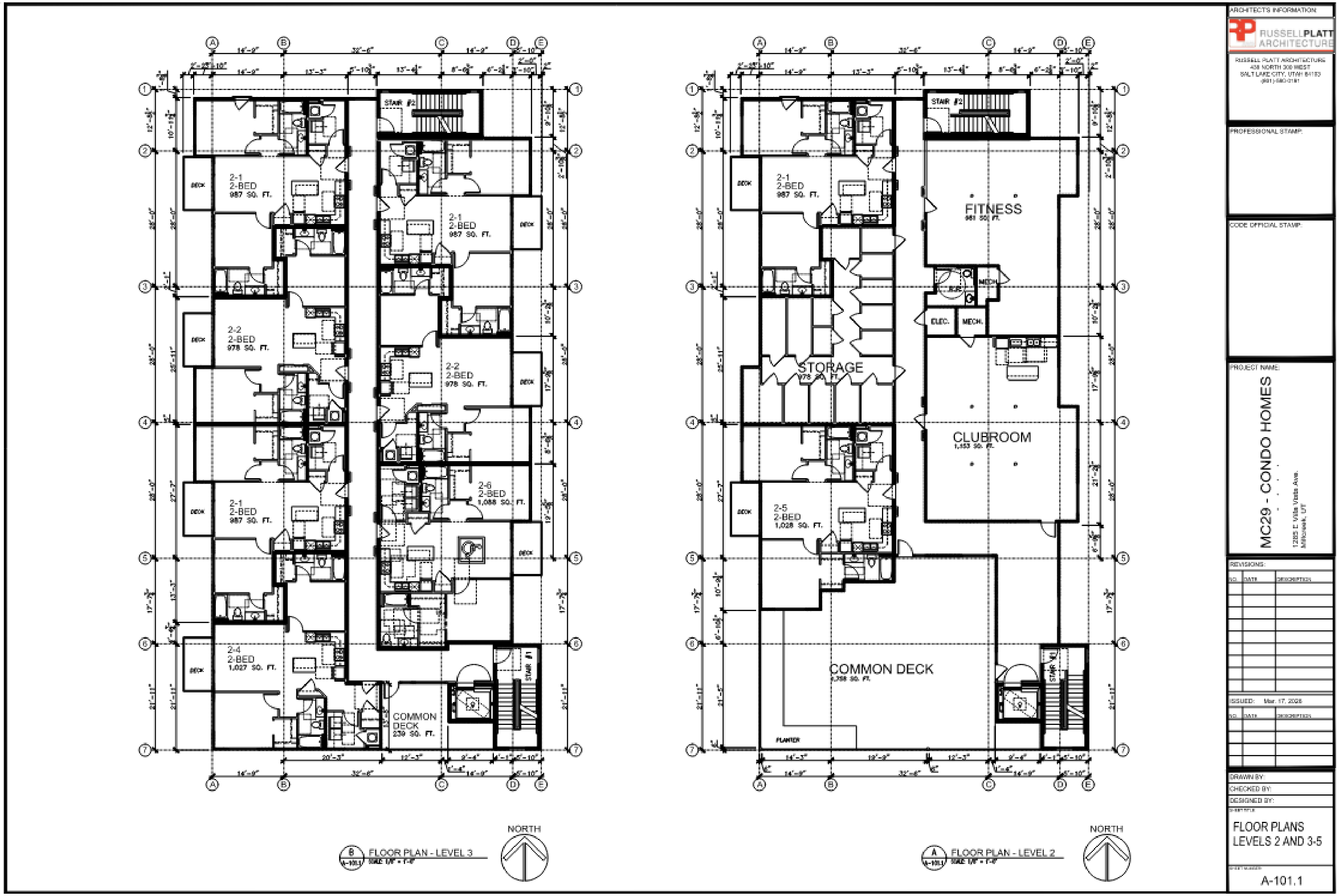
For street-facing building facades, exterior building materials used shall consist of a minimum of 75 percent brick or stone excluding windows. Nearly 52% of the façade is composed of metal panel siding, while 8.7% would be brick. Seam metal composes 3.3% of the building, while 35.9% is composed of windows and doors. 86% of the first level is composed of brick.

Elevations



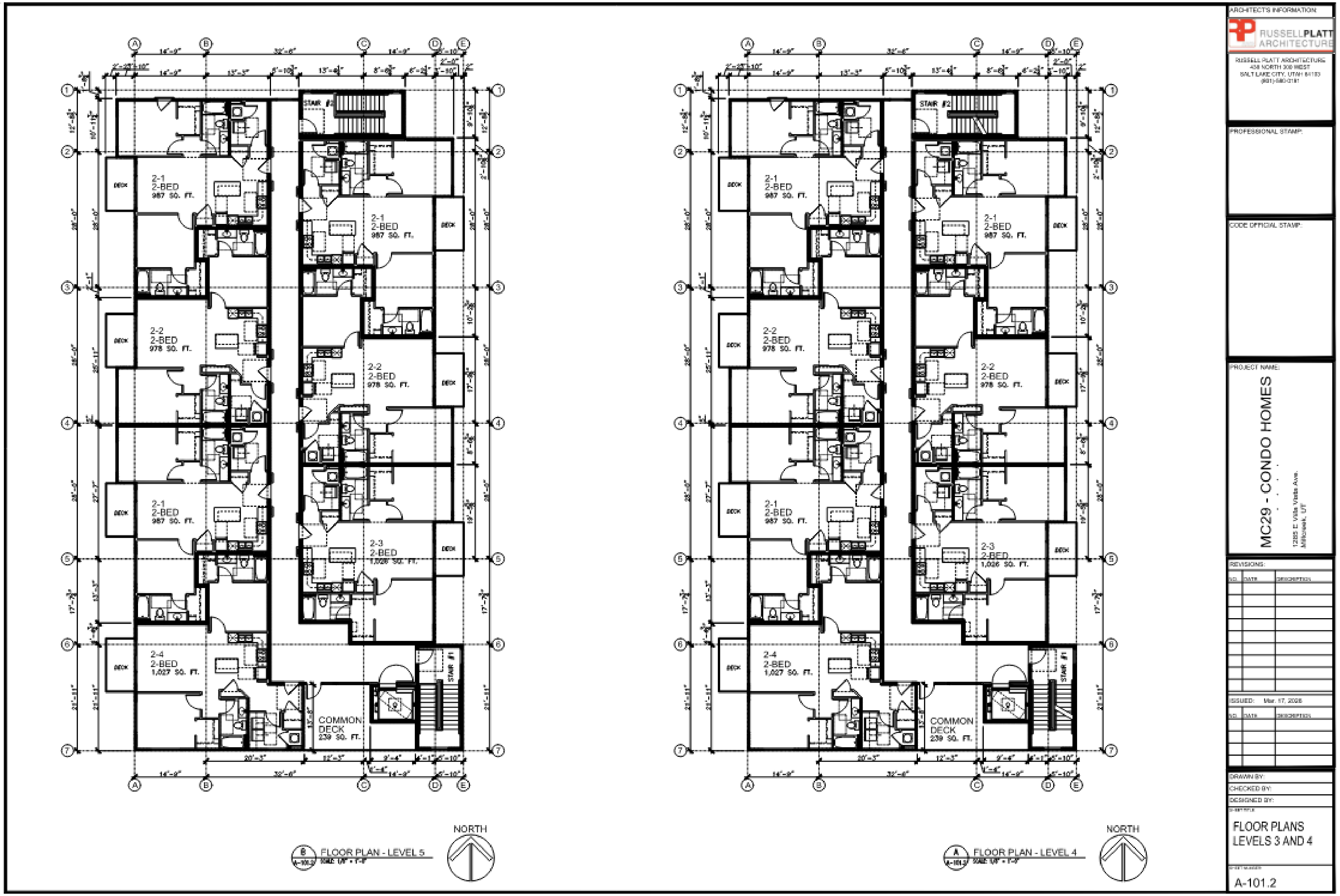
LEGEND
1. BRICK VENEER
2. STANDING SEAM METAL
3. 7.2 METAL PANEL SIDING
4. ALUMINUM STOREFRONT GLAZING SYSTEM
5. VINYL WINDOW
6. GALVANIZED SLOPED METAL CAP FLASHING WITH DRIP EDGE.
7. FINISH GRADE PER CIVIL DRAWINGS
8. EXPOSED CONCRETE
9. 42" TALL POWDER COATED RAILINGS
PROPERTY LINE
CEILING
LEVEL 1
MURAL
NORTH ELEVATION MATERIAL AREA:
A
A-201.2
NORTH ELEVATION
EAST ELEVATION MATERIAL AREA:
B
A-201.2
EAST ELEVATION
ARCHITECT'S INFORMATION:
RUSSELLPLATT ARCHITECTURE
PROFESSIONAL STAMP:
CODE OFFICIAL STAMP:
PROJECT NAME:
MC29 - CONDO HOMES
REVISIONS:
NO. DATE DESCRIPTION
ISSUED:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
ELEVATIONS
NORTH AND EAST
A-201.2

Floor Plans



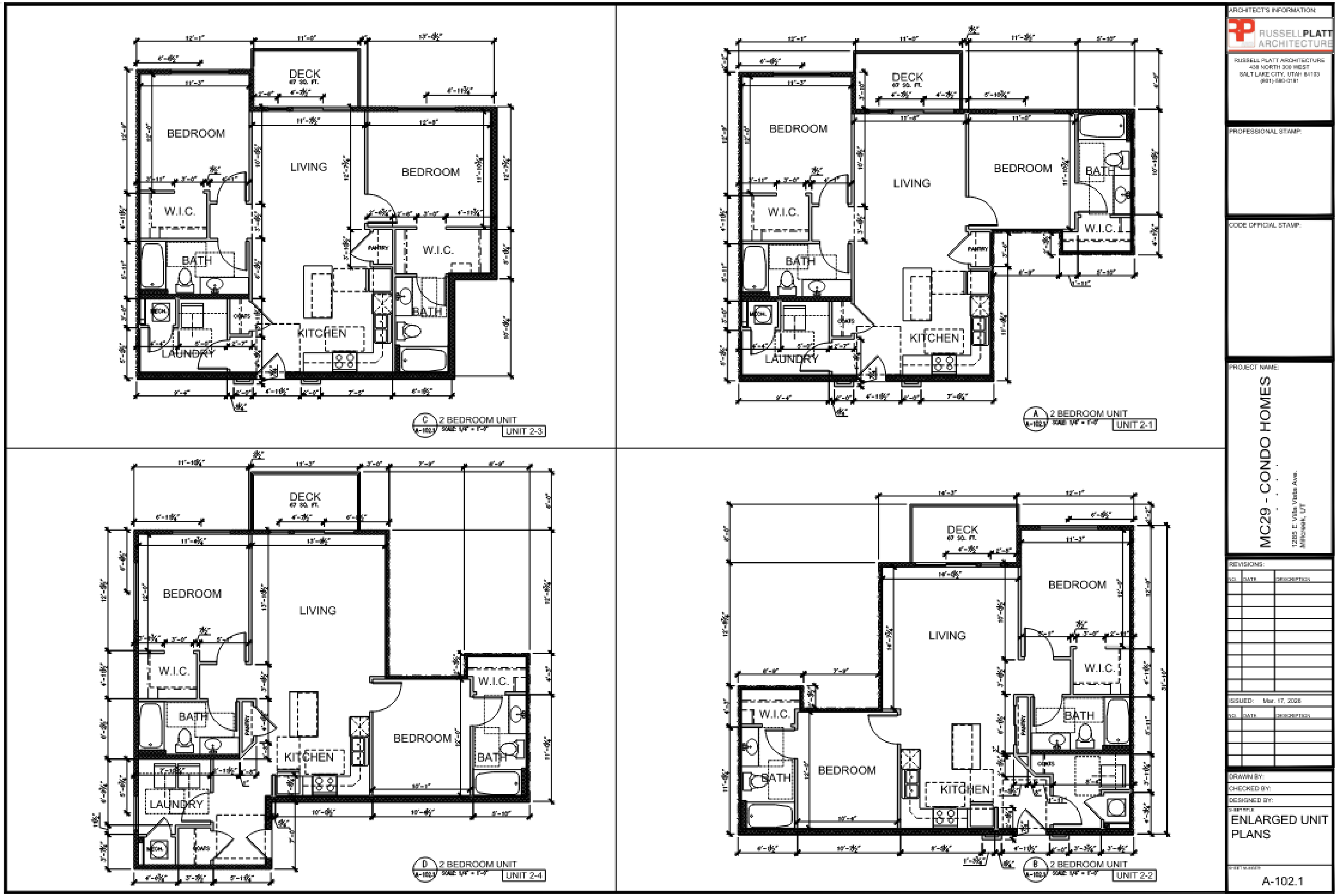
FLOOR PLAN - LEVEL 3
FLOOR PLAN - LEVEL 2
FITNESS
CLUBROOM
STORAGE
COMMON DECK
NORTH
RUSSELL PLATT ARCHITECTURE
MC29 - CONDO HOMES
FLOOR PLANS LEVELS 2 AND 3-5
A-101.1

Floor Plans

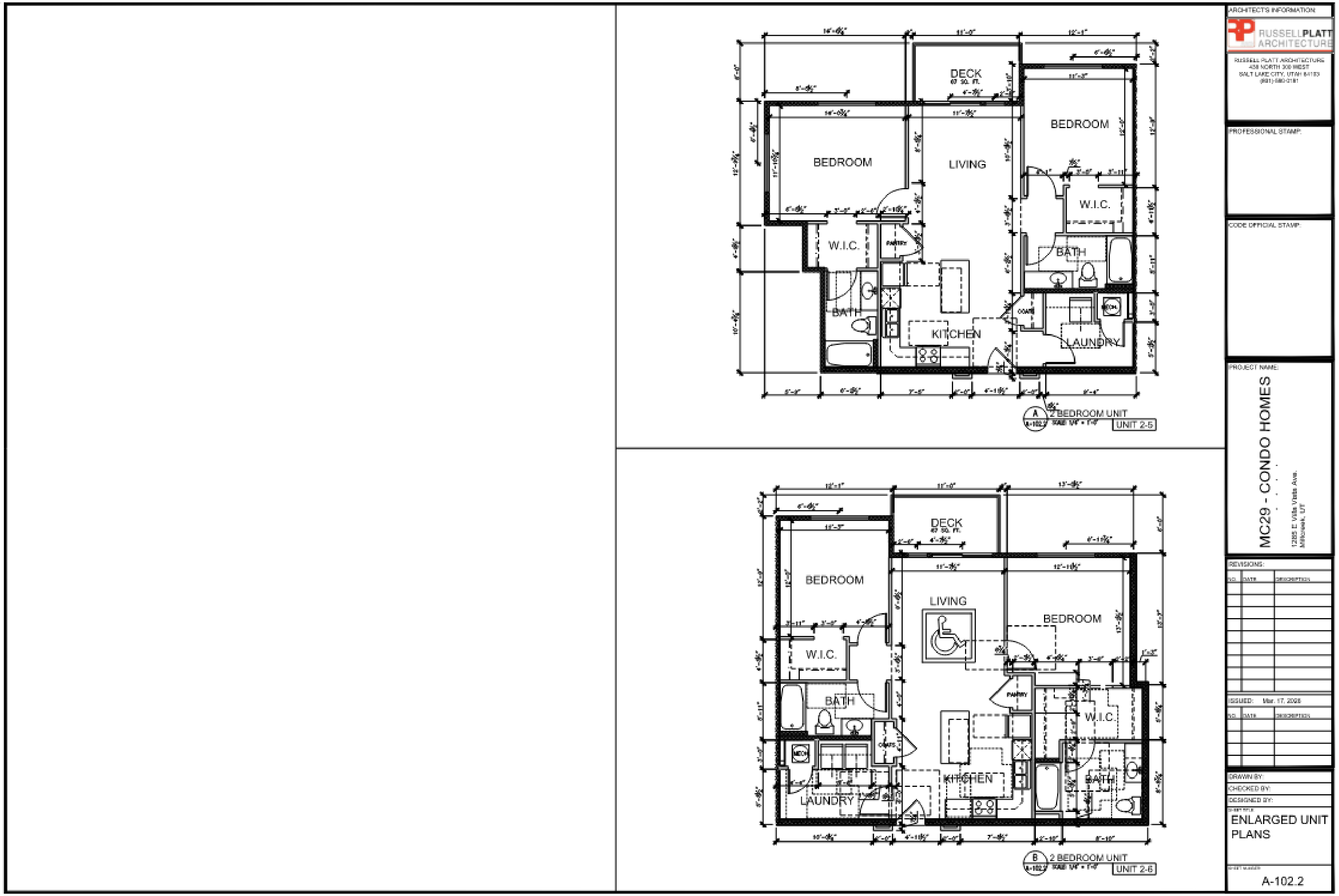


2-1
2-BED
987 SQ. FT.
2-2
2-BED
978 SQ. FT.
2-3
2-BED
1,026 SQ. FT.
2-4
2-BED
1,027 SQ. FT.
DECK
STAIR #1
STAIR #2
COMMON DECK
239 SQ. FT.
NORTH
FLOOR PLAN - LEVEL 5
NORTH
FLOOR PLAN - LEVEL 4
ARCHITECTS INFORMATION:
RUSSELLPLATT ARCHITECTURE
RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
PROFESSIONAL STAMP:
CODE OFFICIAL STAMP:
PROJECT NAME:
MC29 - CONDO HOMES
REVISIONS:
NO. DATE DESCRIPTION
ISSUED: Mar. 17, 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:
FLOOR PLANS
LEVELS 3 AND 4
A-101.2

Floor Plans


DECK
BEDROOM
LIVING
BEDROOM
W.I.C.
W.I.C.
BATH
BATH
KITCHEN
LAUNDRY
2 BEDROOM UNIT
UNIT 2-3
2 BEDROOM UNIT
UNIT 2-1
2 BEDROOM UNIT
UNIT 2-4
2 BEDROOM UNIT
UNIT 2-2
ARCHITECTS INFORMATION:
RUSSELLPLATT ARCHITECTURE
PROFESSIONAL STAMP:
CODE OFFICIAL STAMP:
PROJECT NAME:
MC29 - CONDO HOMES
REVISIONS:
ISSUED: Mar. 17, 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:
ENLARGED UNIT PLANS
A-102.1

Floor Plans


DECK
BEDROOM
LIVING
BEDROOM
W.I.C.
W.I.C.
BATH
BATH
KITCHEN
LAUNDRY
2 BEDROOM UNIT
UNIT 2-5
DECK
BEDROOM
LIVING
BEDROOM
W.I.C.
W.I.C.
BATH
BATH
KITCHEN
LAUNDRY
2 BEDROOM UNIT
UNIT 2-6
ARCHITECTS INFORMATION:
RUSSELLPLATT ARCHITECTURE
RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
PROFESSIONAL STAMP:
CODE OFFICIAL STAMP:
PROJECT NAME:
MC29 - CONDO HOMES
1285 E Villa Vista Ave.
Millcreek, UT
REVISIONS:
ISSUED: Mar. 17, 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:
ENLARGED UNIT PLANS
A-102.2

Affordable Housing Incentives (18.78 AFFORDABLE HOUSING INCENTIVES)

18.78-020 Applicability

For the purposes of this chapter, qualifying affordable income housing development must provide affordable housing to a specific target population with a household income less than or equal to 80 percent of Salt Lake County's area median income (AMI) for a time period of at least 30 years, and must be the recipient of a low-income housing tax credit or other public funding.

1.Affordable Housing Scale Type

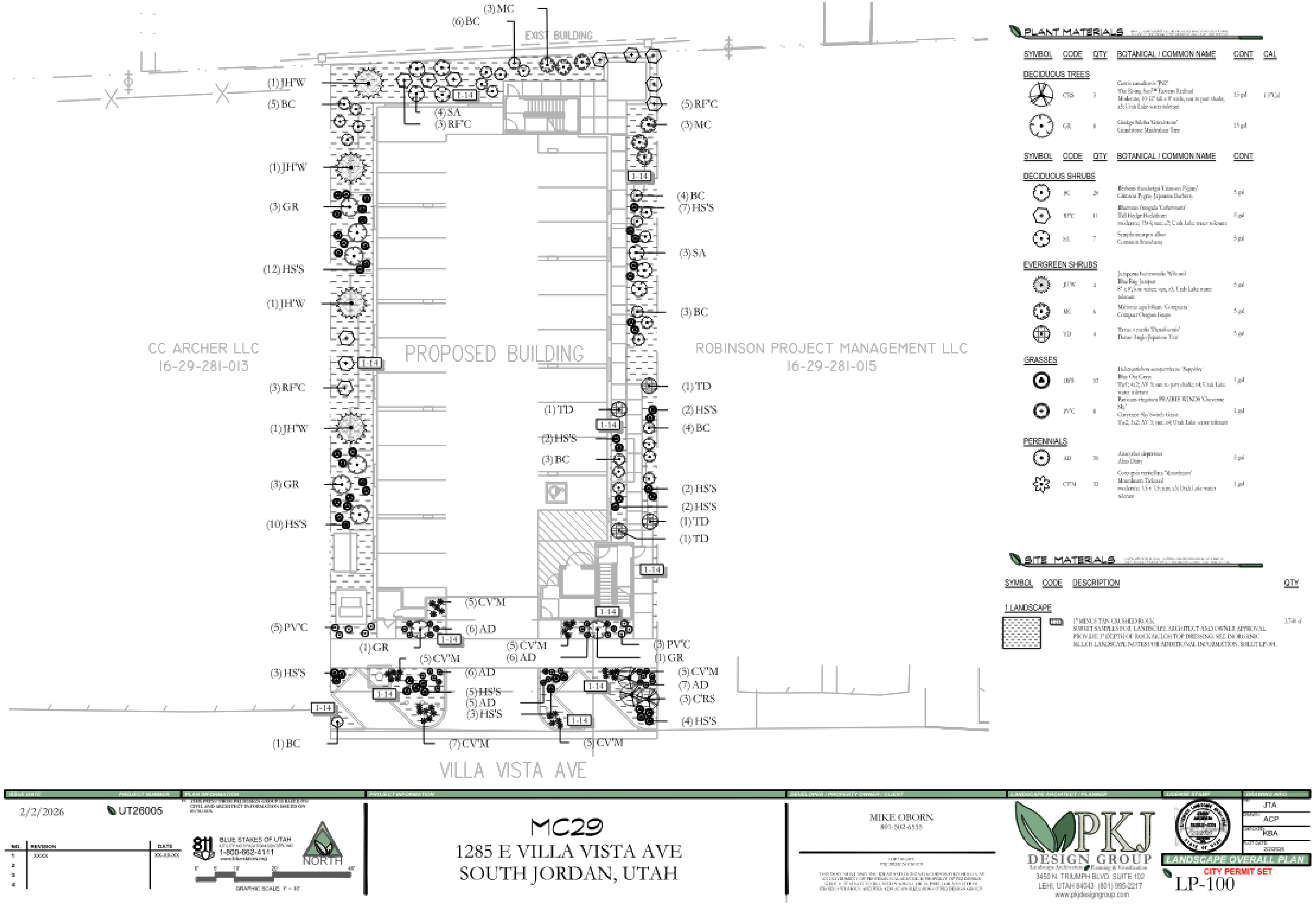
1. Completely Affordable. Complete means 100% of the units are deemed qualifying affordable income housing.

First story commercial requirements waived	Waiving of first story commercial requirements where mixed-use developments are required
Parking Reduction	Allowance for a reduction in the minimum parking requirements

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 unit with two or more bedrooms, as well as 0.25 space per unit for visitor parking.

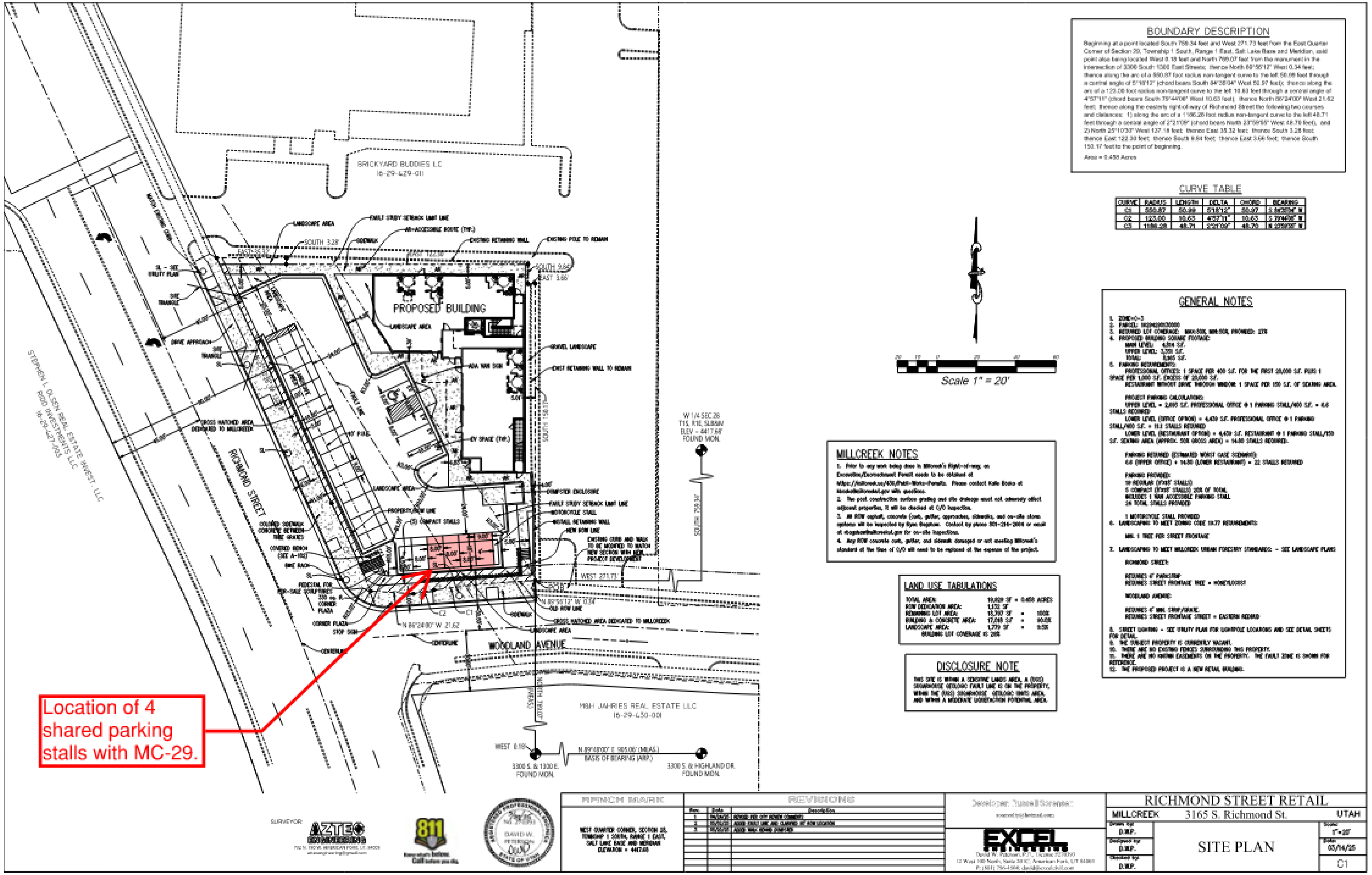
The Project shall have at least 23 parking stalls, which shall be contained within the garage, located on the first floor of the proposed building.

Landscape/Parking Plan



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 (1295 E Miller Ave)

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 E Miller Ave, a commercial center owned by the applicant. (600 ft).Alternatively, staff asks to provide these stalls at 1295 E Miller Ave

Development Agreement

<u>Development Agreement:</u> 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*

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**)

- 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. The Planning Commission showed concern regarding parking and overall traffic.

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

I move that the Planning Commission recommends approval of application ZM-26-005, as presented.

4/27/2026 City Treasurer's Report
given by: Silvia Catten, Millcreek Treasurer

Date	Shared or Pooled Cash Accounts	Amount
4/27/2026	Operating Account	$ 4,219,661
4/27/2026	PTIF	43,422,306
	Total of Shared Cash	**$ 47,641,966**

Tax revenues have different lag times from collection of the tax to distribution to the City.
With that understanding, my report on the major tax revenues are as follows:

General Revenue Sources Status / any concerns	Received as of 4/27/26	% of Estimated Revenues	Likely to meet or exceed budget
Current Property Taxes Received	$ 11,680,806	98.13%	Yes
General Sales Taxes (7 months rev)	10,335,877	67.33%	Yes
Building Permits	926,130	92.61%	Yes
Total Gen Fund Revenue	33,562,123	77.75%	Yes
Report Any Revenue Anomalies			

Disbursements for the month of March 2026

General Fund Disbursements Status / any concerns	Quantity	Amount
Checks	196	$ 3,905,347
EFT / Bank Drafts	12	256,897
Direct Deposit	2 Payroll Periods	376,821
Report Any Expenditure Anomalies		

Total Disbursements - March 2026	**$ 4,539,065**