

May 20th, 2026

MILLCREEK PLANNING COMMISSION



ZONING CONSOLIDATION

REZONE

FILE# ZM-26-008

2785 EAST 3300 SOUTH

APPLICANT: TYLER AFFLECT

PLANNER: ZACK WENDEL

Request:

The applicant is seeking to rezone a portion of property located at 2785 E 3300 S. The subject property is currently split between two zoning designations, the Residential Mixed (RM) Zone and the Commercial (C) Zone. The request seeks to rezone the portion currently zoned Residential Mixed (RM) to the Commercial (C) Zone, resulting in a single, unified commercial zoning designation for the entire property.

Consolidating the property under one zoning designation would help simplify and provide greater clarity regarding permitted uses and applicable zoning requirements.

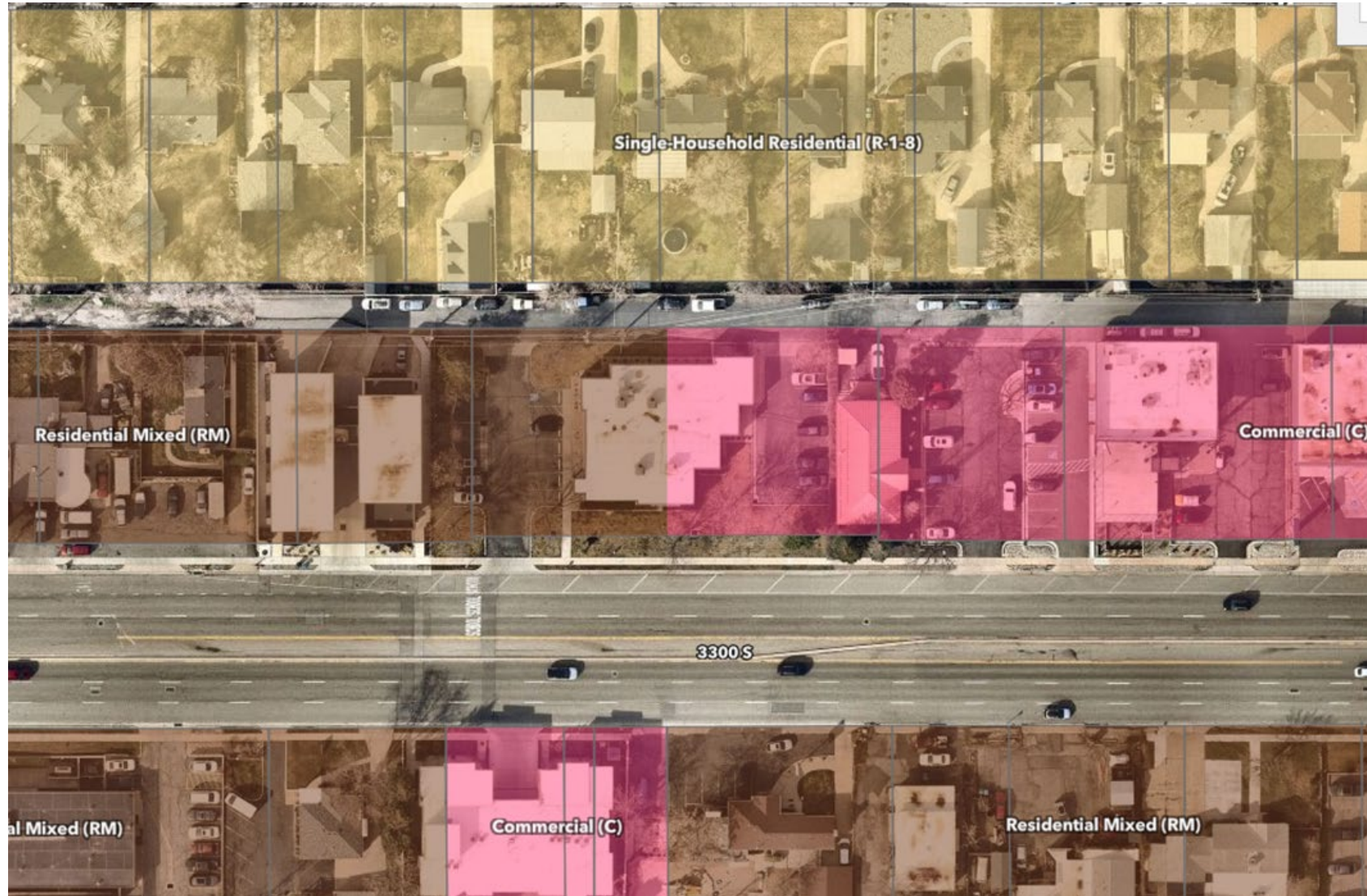
No new development is proposed as part of this rezone application.



Aerial Image:



Zoning Map:



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 May 5th, 2026. Staff did not receive any comments in response to the application. However, clarification questions were asked regarding the use of the property should the rezone be approved.
- **EMCCC:** On May 7th, 2026, EMCCC discussed the application and forwards a positive recommendation to the Planning Commission.
- The intention of the zone change is to clean up portions of land that are not consistent.
- The zone change will not create any nonconformities or increase the degree of nonconformity of any existing structure or use.
- The proposed zone clean up will stay in line with the Future Land Use Map designation.
- No new development is being proposed as part of this rezone application. The existing building and the current tenant will remain at this time.



Staff Recommendation: Based on the findings and conclusions listed above, Staff recommend that the Planning Commission take public comments and recommend to the City Council approval of application file number ZM-26-008, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

RECOMMENDATION

EAST MILLCREEK ESTATES

MAJOR SUBDIVISION

FILE# SD-25-011

2965 EAST EVERGREEN AVENUE

APPLICANT: PETER GAMVROULAS / IVORY DEVELOPMENT (IVORY HOMES)

PLANNER: ZACK WENDEL

Request:

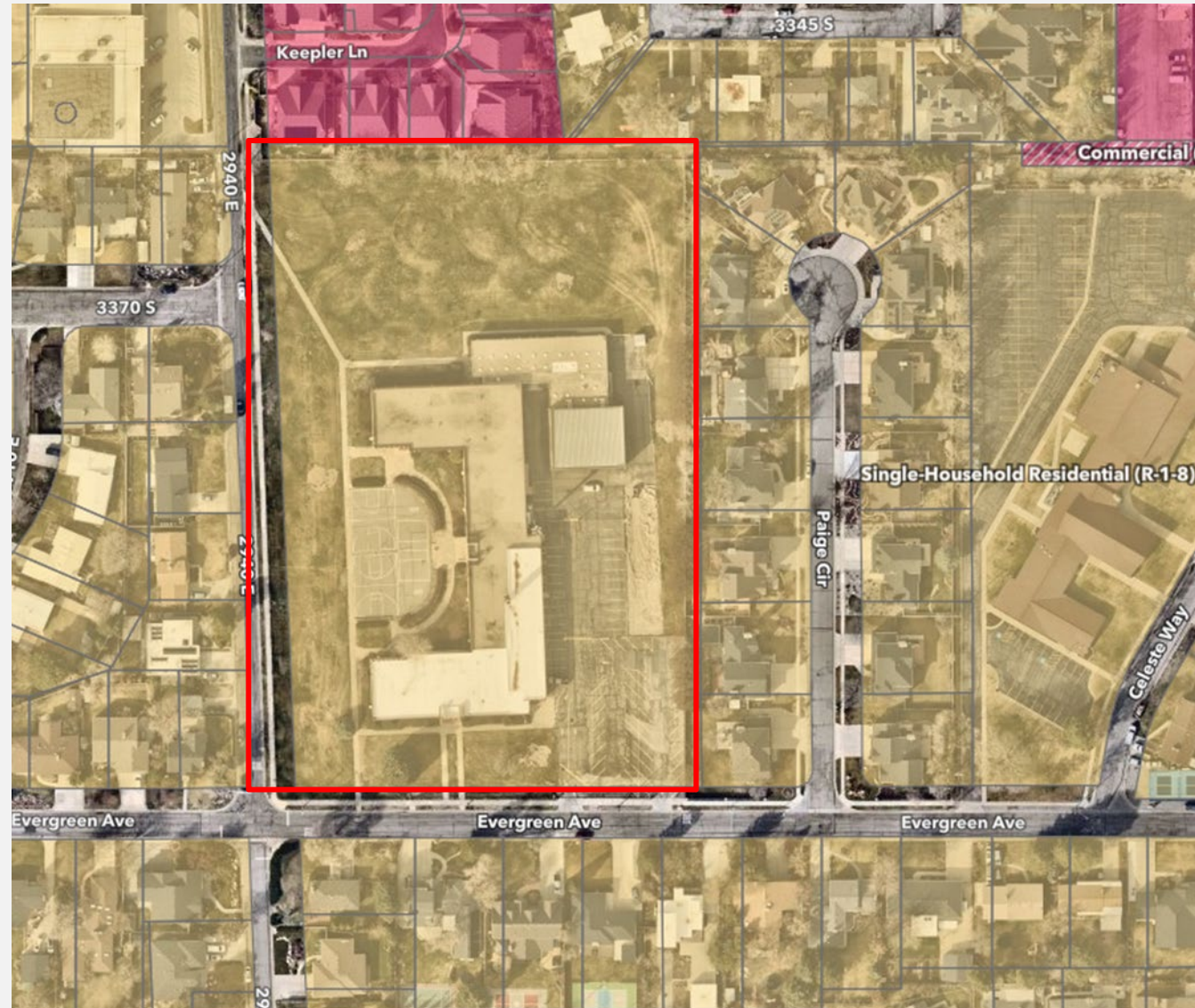
- Ivory Homes is seeking a Major Subdivision approval to allow for a 21-lot subdivision located at 2965 E Evergreen Ave, also known as the Reid School property.
- The subject property is located within Millcreek's Single-Household Residential (R-1-8) Zone. The property is approximately 6.06 acers, and the applicant is proposing to subdivide the property into 21 single-family lots ranging from approximately 8,000 sq ft to 15,000 sq ft in size.

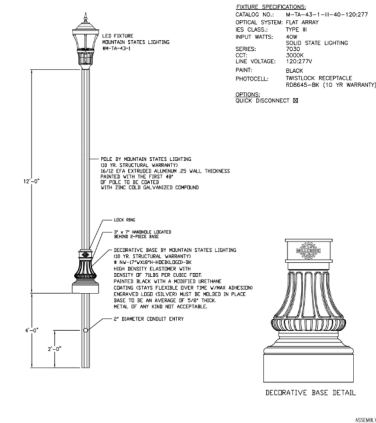


Aerial Image:

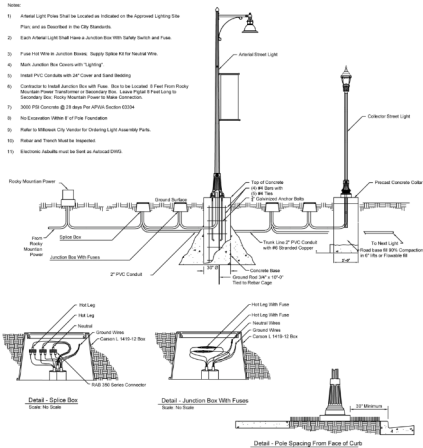


Zoning Map:

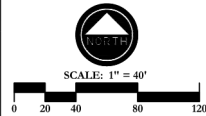
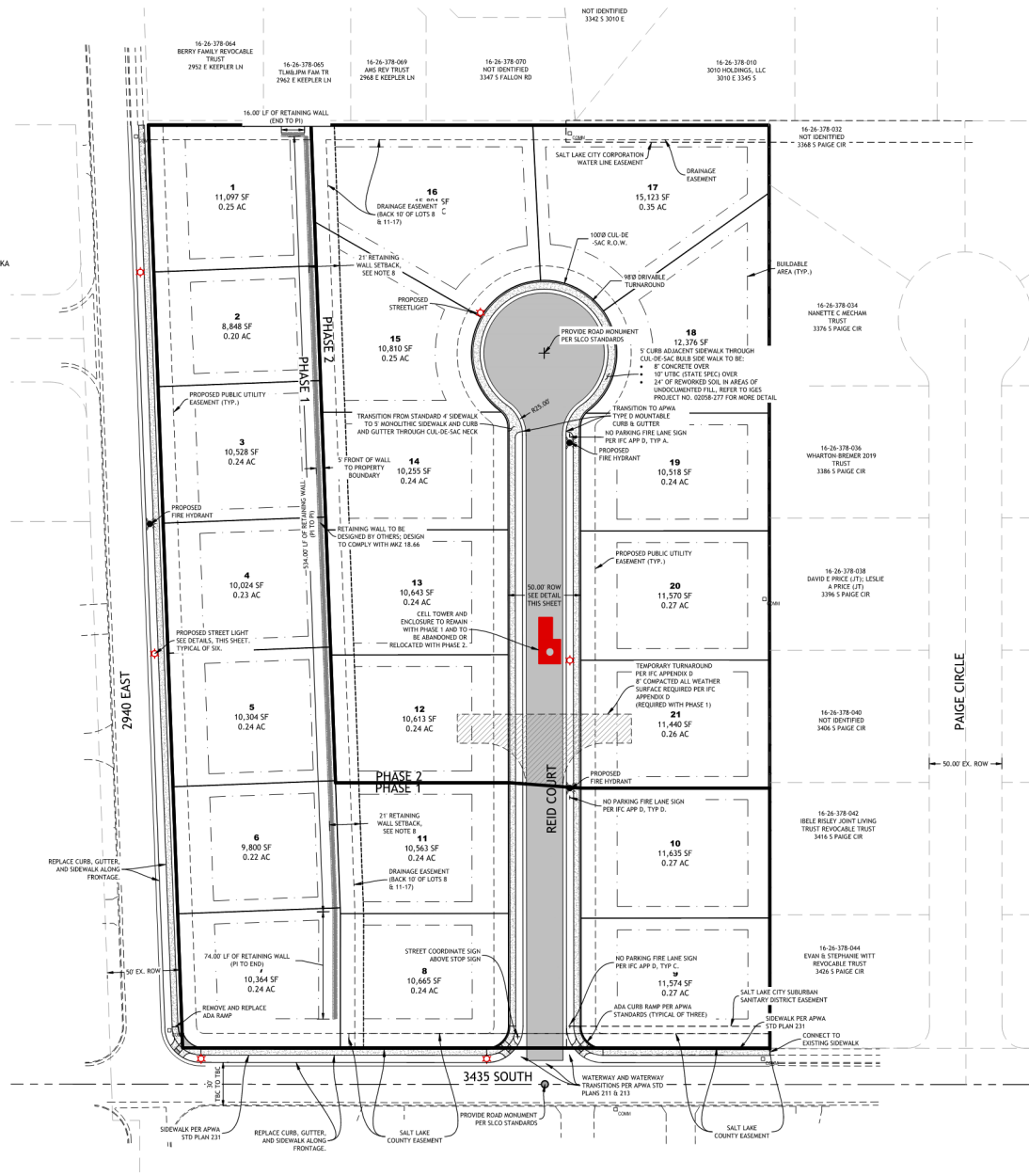




		Millcreek City Residential Street Light Standard			
		SCALE: NTS	DATE: 10/21/19	DRAWN BY: FTM	DRAWING NUMBER: MIL-SL-01
Mountain States Lighting 609 Krista Court Murry, Utah 84212 Phone: 801-268-4879 Fax: 801-456-8079					
MILLCREEK CITY APPROVAL: _____					



	 Mountain States Lighting 4040 East Court Nampa, ID 83655 Phone 801-208-4879 Fax 801-605-6058	Millcreek City Arterial/Collector Underground Details			
		SCALE: NTS	DATE: 10/21/19	DRAWN BY: FTM	DRAWING NUMBER: MIL-SL-05
MILLCREEK CITY APPROVAL:					



DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

 **IVORYHOMES**
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of M. Olympus Improvement District.
2. All storm drain improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
3. All storm drain improvements shall conform with the latest edition of APWA.
4. All improvements in the public right of way shall conform with Millcreek City's standard details and the latest edition of APWA.
5. All sanitary sewer improvements shall conform to APWA standards and specifications unless otherwise noted.
6. Contractor shall locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Right-of-Way Encroachment Permit must be obtained from Millcreek prior to doing any work in the public right of way. Contact the Millcreek Public Works Department.
8. Any foundation or structural footings should not be placed closer to the property line than the face of the top block course of the retaining wall on the top below.



East Millcreek Estates
2965 E Evergreen Ave.
Site Plan

PROJECT:	
DRAWN BY:	BAC
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

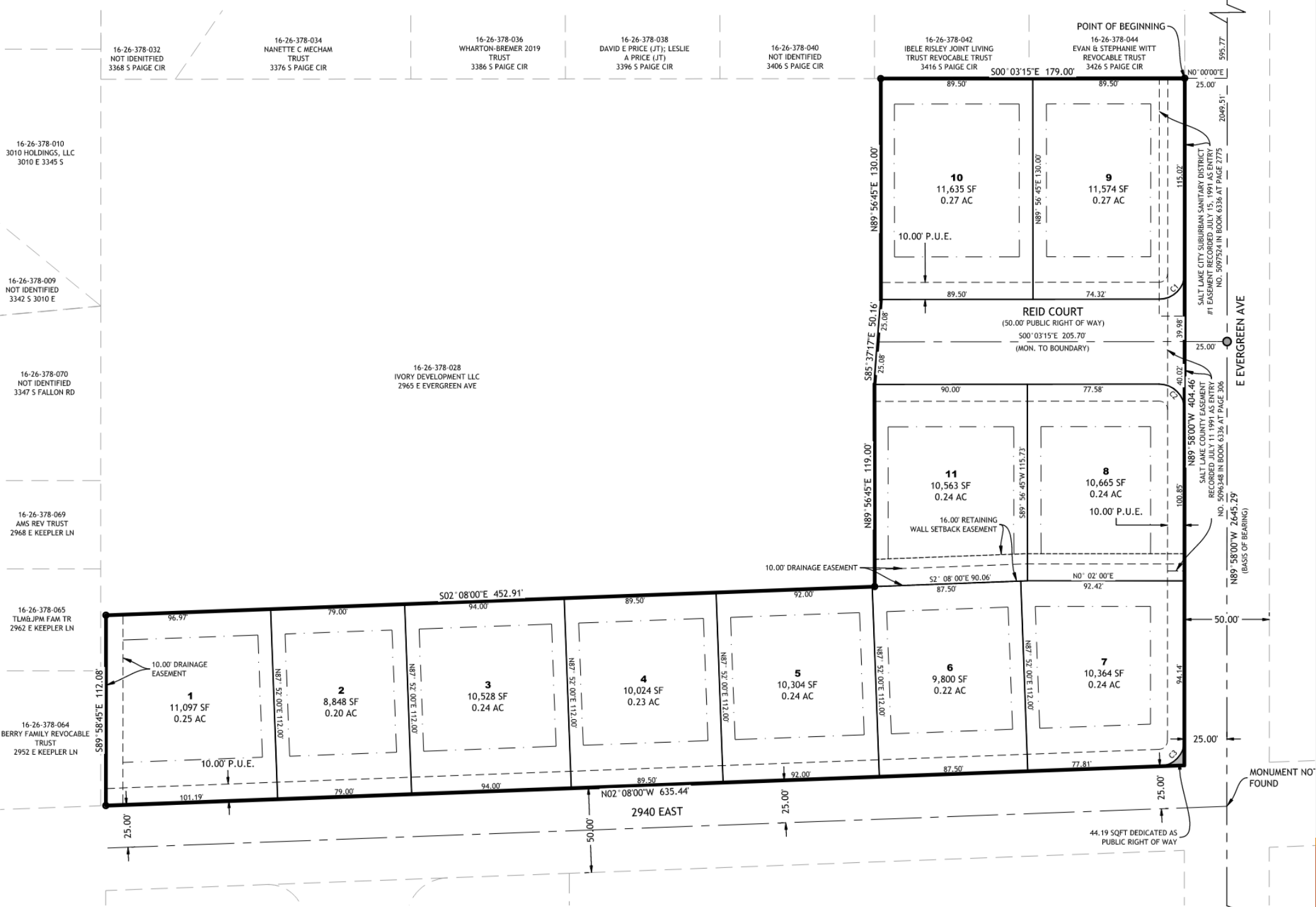
DATE: April 22, 2026

SHEET NUMBER: O-4

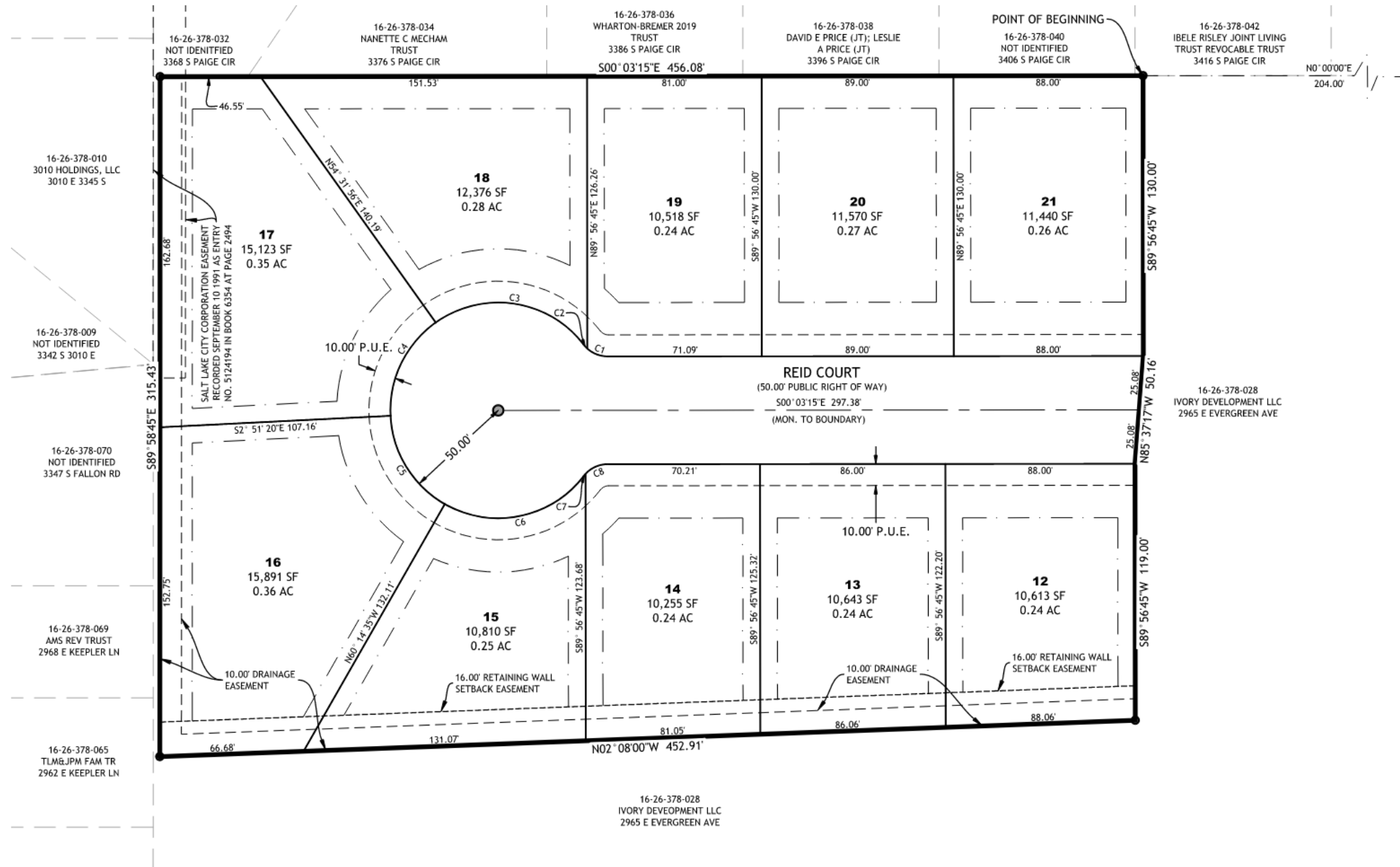
Site Plan



The logo for Mill Creek is a circular emblem. It features a blue gear-like outer ring. Inside the ring, the top half shows a green mountain range against a white background. A dark blue horizontal banner with the word "MILLCREEK" in white, bold, sans-serif capital letters crosses the middle. The bottom half of the emblem shows a green river winding through a white background. The entire logo is set against a background that is white at the top and transitions to a solid orange at the bottom.



The logo for Mill Creek is a circular emblem. The top half of the circle contains a stylized mountain range in green and brown. The bottom half contains a stylized river in green and brown. A blue banner with the word "MILLCREEK" in white capital letters is positioned horizontally across the center of the circle. The entire emblem is set against a background of a blue sky and a brown ground.



Conclusions:

- **Planning Open House Meeting:** Residents within 300' radius of the property were noticed to participate in an open house meeting, that was held on May 5th, 2026. Residents asked questions regarding the proposed retaining wall, why the project will be in two phases, zoning requirements, water drainage, sidewalk repairs, impacts to neighboring properties, dust mitigation, among other questions.
- The subject property is designated Public/Quasi-Public on the Future Land Use Map. However, the existing zoning designation supersedes the Future Land Use Map designation. The Future Land Use designation should be addressed during the next General Plan and Future Land Use Map amendment.
- The Preliminary Subdivision is consistent with and complies with the requirements of the specific zoning district in which the Preliminary Subdivision is located and the applicable requirements of this Code and other applicable Millcreek and State requirements.



Staff Recommendation: Based on the findings and conclusions listed above, Staff recommends that the Planning Commission take public comments and approve application file number SD-25-011, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

RECOMMENDATION

Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **SD-25-011**, as proposed.

MOTION READY:

CHAMBERS AVENUE

RIGHT OF WAY VACATION

FILE# SV-26-002

3200 SOUTH 1400 EAST (APPROX.)

MILLCREEK STAFF: APPLICANT

PREPARED BY: BRAD SANDERSON

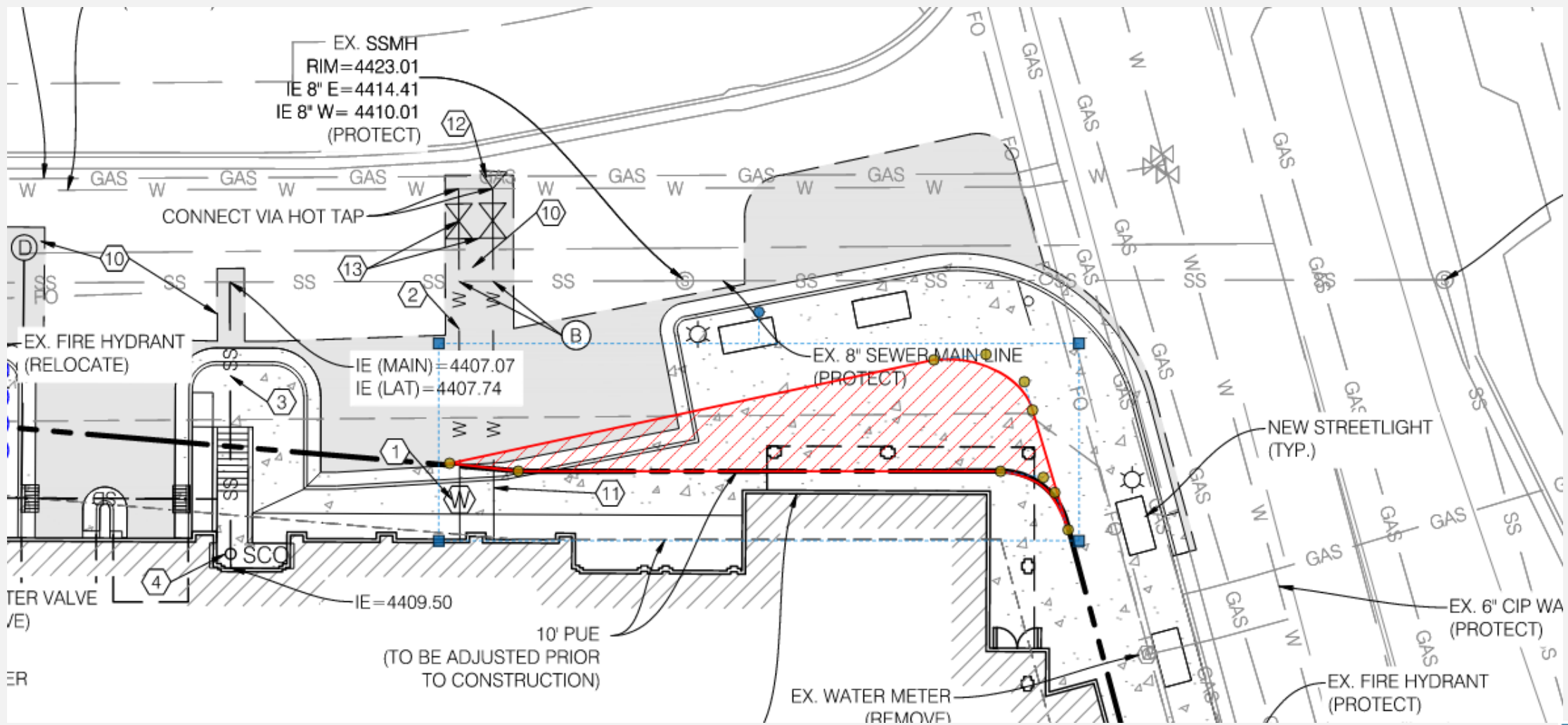
Vicinity Map



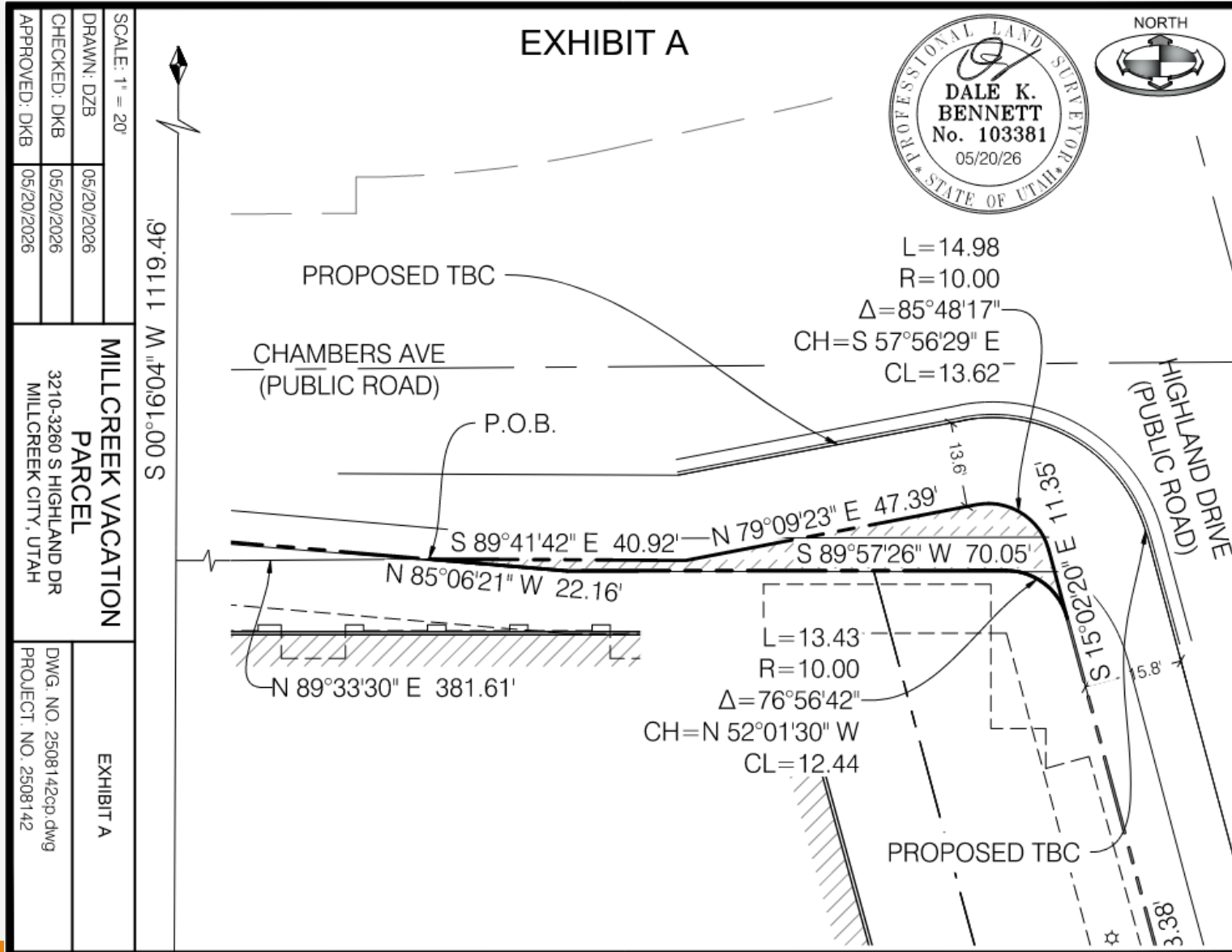
Aerial Image



Vacation vs Utilities



ROW Vacation



Approval Criteria:

Public streets or municipal utility easements **may not be vacated unless the following criteria are met:**

- The vacation does not deprive abutting properties of adequate legal access to existing or proposed public utilities or drainage installations;
- The vacation is consistent with the General Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;
- The land to be vacated is no longer necessary for public use and convenience;
- The right-of-way is no longer needed for public transportation purposes;
- The vacation will not adversely impact the use of the right-of-way for public utility and/or drainage purposes;
- Access to lots or properties surrounding the plat will not be adversely affected, and the vacation will not leave any land-locked properties or deprive abutting properties of adequate legal access;
- The vacation will not adversely impact the health, safety, and/or welfare of the general community, or reduce the quality of public facilities or services provided to any property, including but not limited to police/fire protection, access, and utility service;
- The vacation satisfies the requirements of MKC 14.52;
- Good cause exists for the vacation; and
- The public interest or any person will not be materially injured by the proposed vacation.



Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **SV-26-002**, as presented.

MOTION READY:

MAPLES HILLS LOT 42

PUBLIC UTILITY EASEMENT VACATION

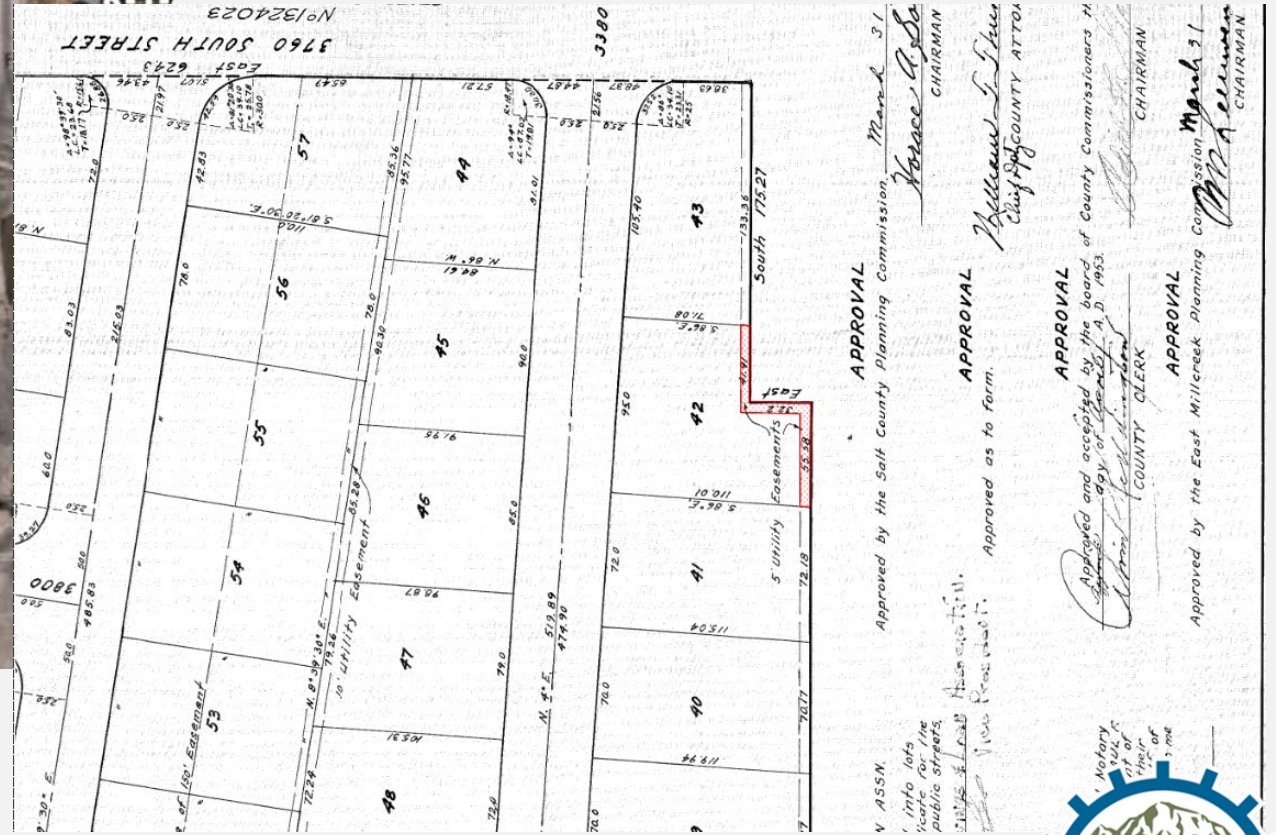
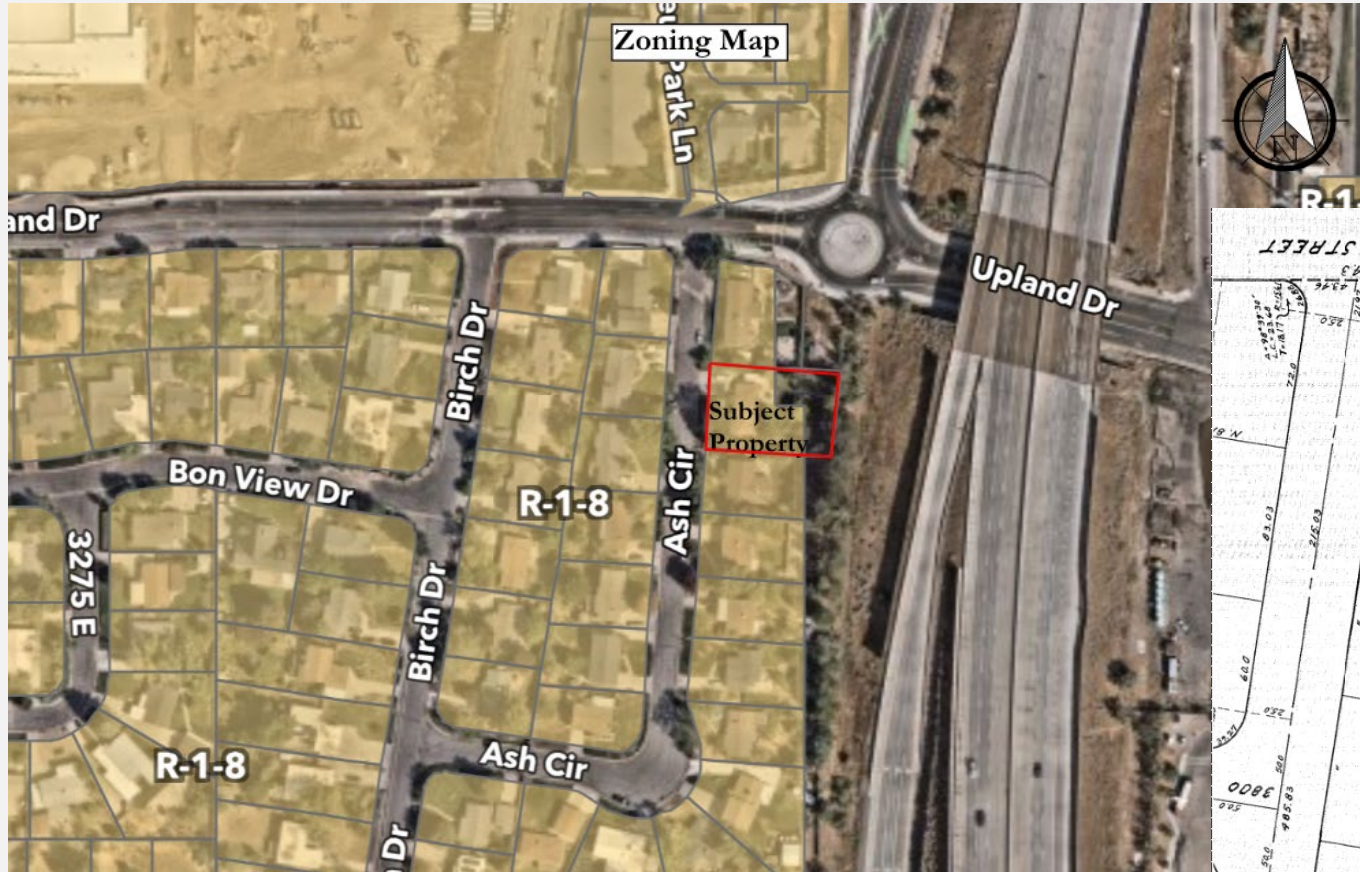
FILE# SV-26-003

A PORTION OF PUBLIC UTILITY EASEMENT
(APPROX. 3785 SOUTH ASH CIRCLE)

MILLCREEK STAFF: JARED HACKETT

PREPARED BY: BRAD SANDERSON

Vicinity & Plat Maps



APPROVAL
 Approved by the Salt County Planning Commission, March 31, 2011
 Vance A. DeLoe
 CHAIRMAN

APPROVAL
 Approved as to form.
 Michael L. Miller
 COUNTY ATTORNEY

APPROVAL
 Approved and accepted by the Board of County Commissioners, March 31, 2011
 Michael L. Miller
 COUNTY CLERK

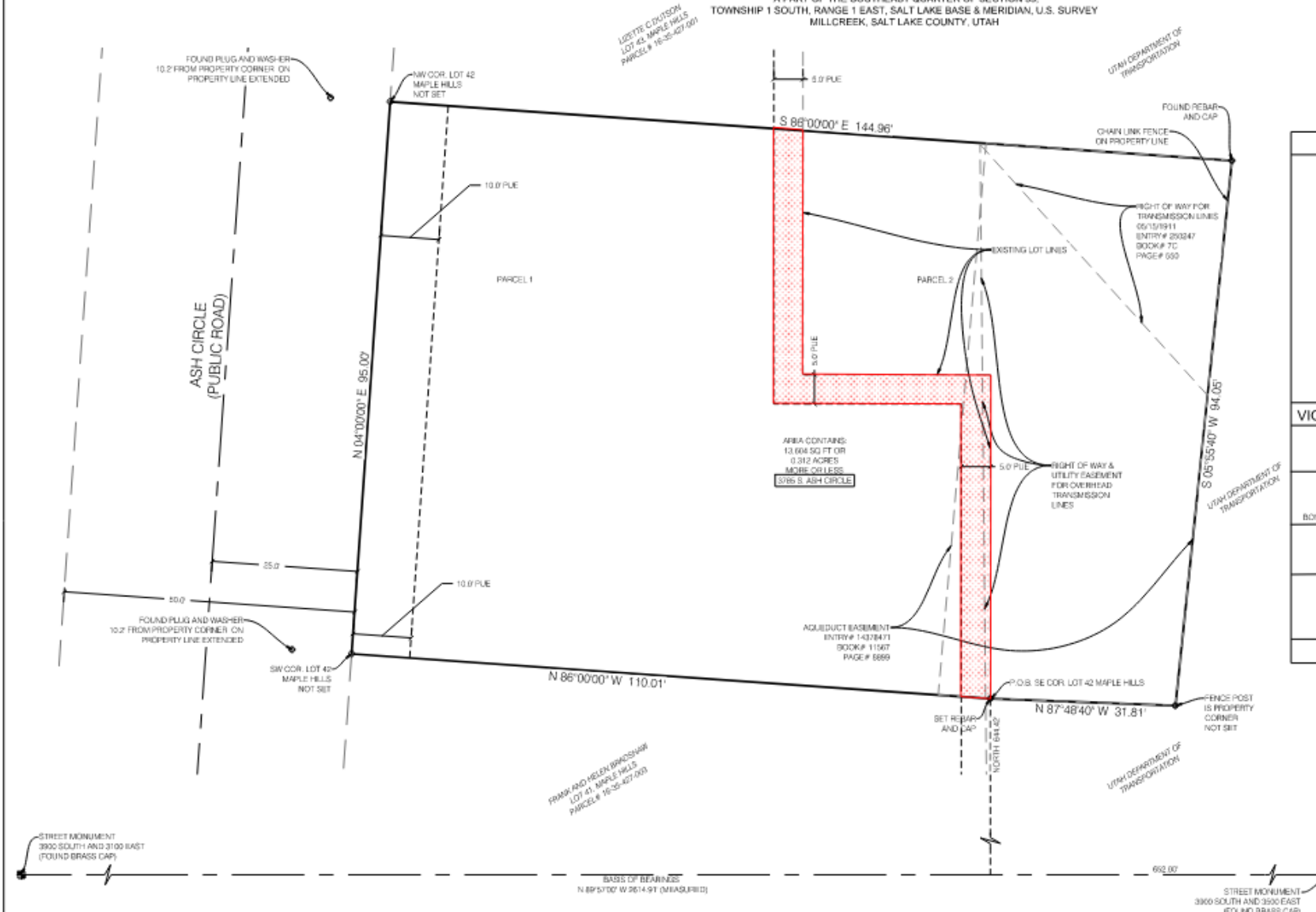
APPROVAL
 Approved by the East Millcreek Planning Commission, March 31, 2011
 Michael L. Miller
 CHAIRMAN



MAPLE HILLS FIRST AMENDMENT

AMENDING & EXTENDING LOT 42

A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE

LEGEND

	SECTION CORNER (FOUND)
	EX. STREET MONUMENT
	SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
	NOT SET
	BOUNDARY LINE
	ADJACENT PROPERTY OR EXISTING LOT LINES
	STREET CENTERLINE EXISTING
	EASEMENT
	RIGHT OF WAY

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 103381 IN ACCORDANCE WITH TITLE 58, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE COMMISSION ON PROFESSIONAL ENGINEERING AND SURVEYING, I HAVE REVIEWED THE RECORDS OF THE SURVEYOR'S OFFICE AND HAVE VERIFIED ALL MEASUREMENTS SHOWN ON THIS PLAT AND LOCATED AS INDICATED AND AM SUBJECT TO THE TRACER OR REBAR PLAT AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND THAT THIS PLAT OF



BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 42, MAPLE HILLS, ACCORDING TO THE ORIGINAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SALT LAKE, STATE OF UTAH, SAID POINT BEING 100 FEET WEST AND 50 FEET SOUTH OF THE INTERSECTION OF THE EAST AND WEST LINES OF THE STREET MONUMENT LOCATED AT 3500 SOUTH AND 3500 EAST AND RUNNING THENCE NORTH 00°00'00" WEST 110.01 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 42 TO THE SOUTHWEST CORNER OF SAID LOT 42 AND SOUTHERLY 90°00'00" OF BEING OF ADJACENT ADJACENT BEING NORTH 00°00'00" EAST 94.05 FEET ALONG AND SOUTHERLY 90°00'00" RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF SAID LOT 42, THENCE SOUTH 88°00'00" EAST 144.96 FEET ALONG THE NORTHERLY LINE OF SAID LOT 42 AND LINE EXTENDED TO AN EXISTING FENCE, THENCE SOUTH 05°35'40" WEST 94.05 FEET ALONG SAID EXISTING FENCE TO A FENCE POST, THENCE NORTH 05°35'40" WEST 94.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 0.312 ACRES, MORE OR LESS
1 LOT
(PARCELS 10-35-427-002 & 10-35-427-003)

OWNERS DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE/TA THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREINAFTER BE KNOWN AS

MAPLE HILLS FIRST AMENDMENT AMENDING & EXTENDING LOT 42

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENT AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET ASIDE OUR HANDS THIS _____ DAY OF _____ A.D. 20____

JARED HACKETT JAYLENE HACKETT

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D. 2020, JARED HACKETT, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ (DATE) COMMISSION NUMBER _____
PRINT NAME _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D. 2020, JAYLENE HACKETT, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ (DATE) COMMISSION NUMBER _____
PRINT NAME _____ NOTARY PUBLIC RESIDING IN _____ COUNTY



CONTACTS

ENGINEER & SURVEYOR
BENCHMARK ENGINEERING & LAND SURVEYING, LLC
1000 SOUTH 1000 WEST, SUITE 1000
SALT LAKE CITY, UT 84119

NOTES

MANY AREAS IN MILLCREEK HAVE GROUNDWATER PROBLEMS DUE TO A FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT, IN ADDITION TO ANY AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS (CCARs) DOCUMENTS CURRENTLY EXISTING AND AS MAY BE CHANGED OR AMENDED FROM TIME TO TIME. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

THE SURVEYOR AND/OR ENGINEER LISTED, CERTIFIES THAT LEGAL DESCRIPTION OF THE PROPERTY REFERENCED WITHIN A CERTAIN TITLE REPORT, FILED 7/22/22, PREPARED BY COTTONWOOD TITLE COMPANY, MATCHES THE DESCRIPTION SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, AS LISTED WITHIN THIS SAME TITLE REPORT, ARE SHOWN OR NOTED ON THIS PLAT.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO COMBINE A METES AND BOUNDS PARCEL WITH LOT 42 OF THE MAPLE HILLS SUBDIVISION'S TWO PARCELS OF LAND: #10-35-427-002 & #10-35-427-003

SALT LAKE COUNTY HEALTH DEPARTMENT

UNIFIED FIRE AUTHORITY

SALT LAKE COUNTY ADDRESSING

MILLCREEK ENGINEERING DEPARTMENT

MILLCREEK MAYOR

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- The land to be vacated is no longer necessary for public use and convenience;
- The right-of-way is no longer needed for public transportation purposes;
- The vacation will not adversely impact the use of the right-of-way for public utility and/or drainage purposes;
- Access to lots or properties surrounding the plat will not be adversely affected, and the vacation will not leave any land-locked properties or deprive abutting properties of adequate legal access;
- The vacation will not adversely impact the health, safety, and/or welfare of the general community, or reduce the quality of public facilities or services provided to any property, including but not limited to police/fire protection, access, and utility service;
- The vacation satisfies the requirements of MKC 14.52;
- Good cause exists for the vacation; and
- The public interest or any person will not be materially injured by the proposed vacation.



Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **SV-26-003**, as presented.

MOTION READY:

LIBERTY COVE

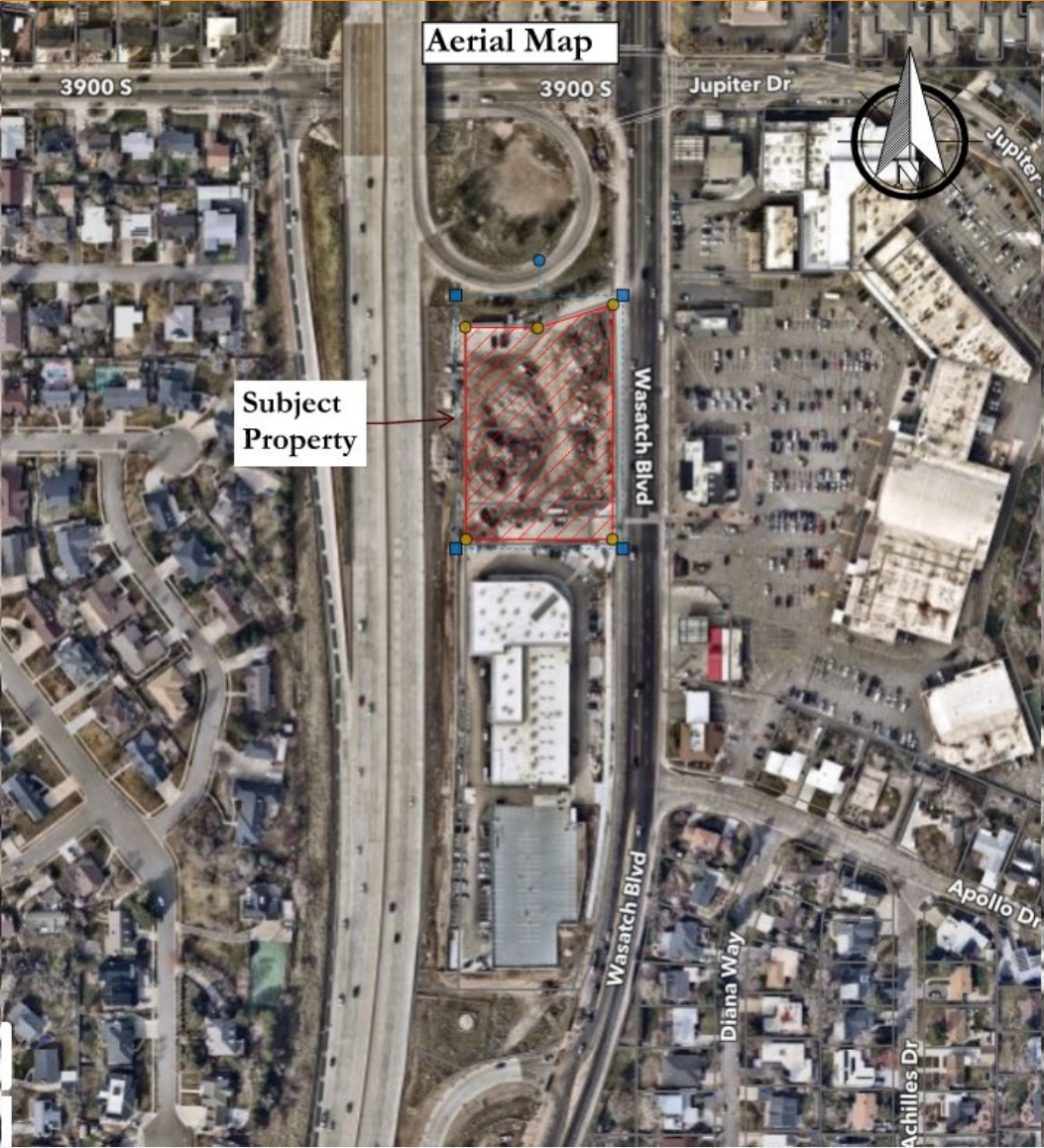
DEVELOPMENT AGREEMENT/ REZONE

FILE# ZM-26-011

MILLCREEK STAFF: LEE DIAL w/ COWBOY PARTNERS LLC

PREPARED BY: BRAD SANDERSON

Vicinity Map



Zoning Map

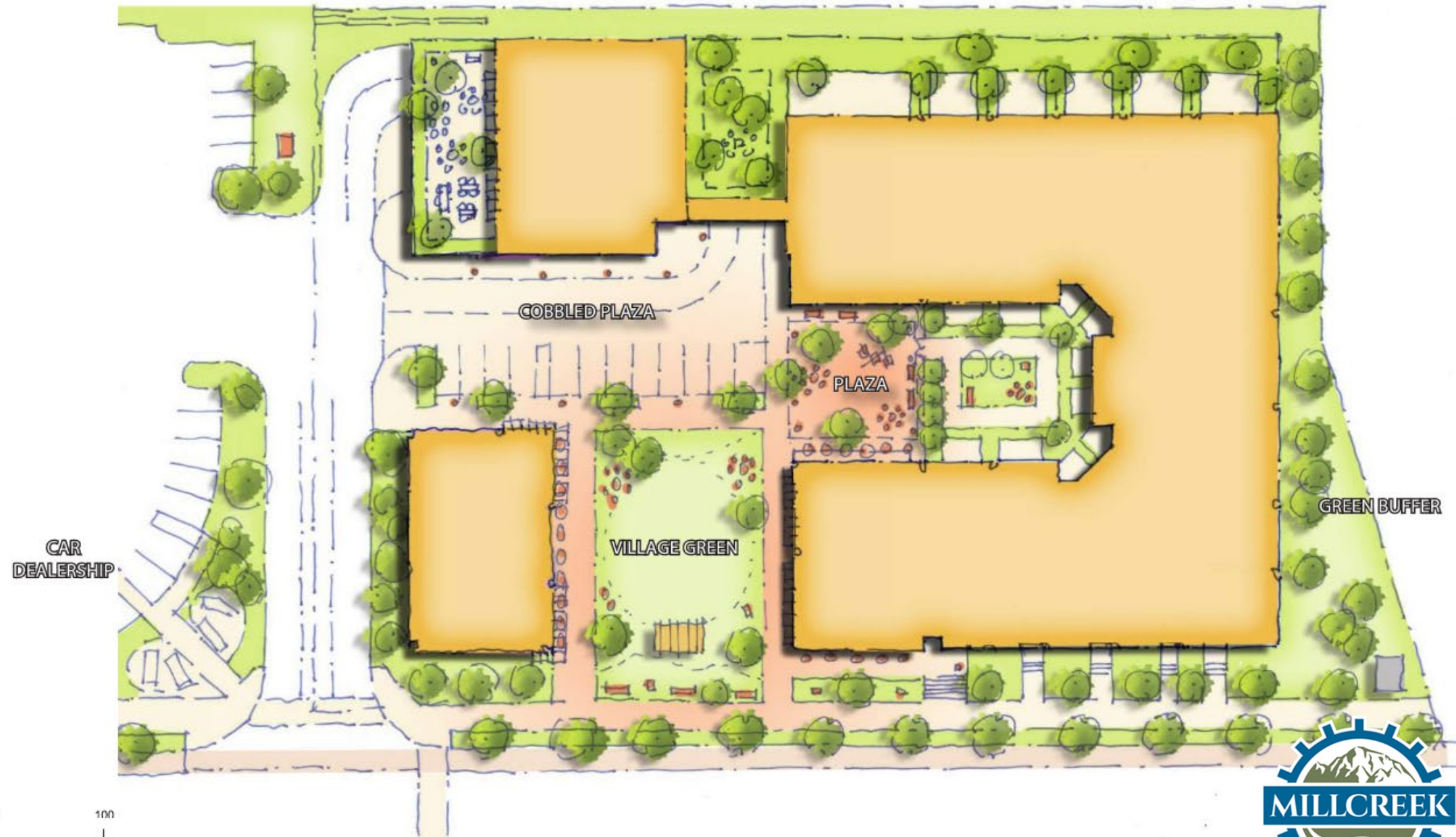


Original Concept

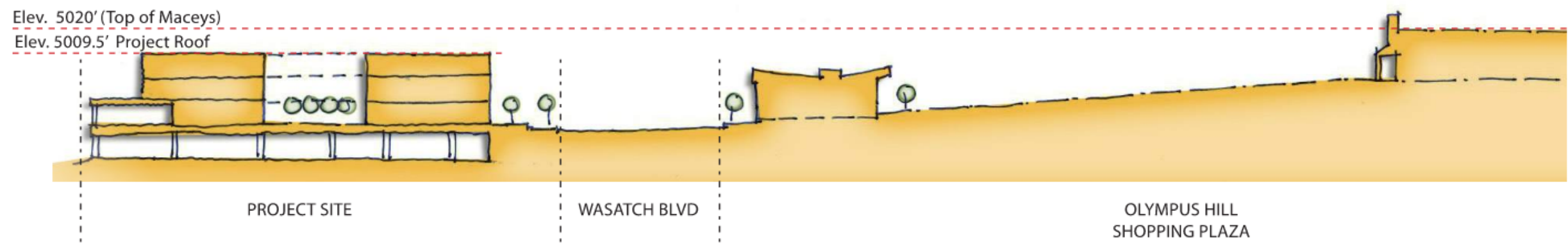
CONCEPT
MASTER PLAN CONCEPT - HOTEL OPTION



Original Concept

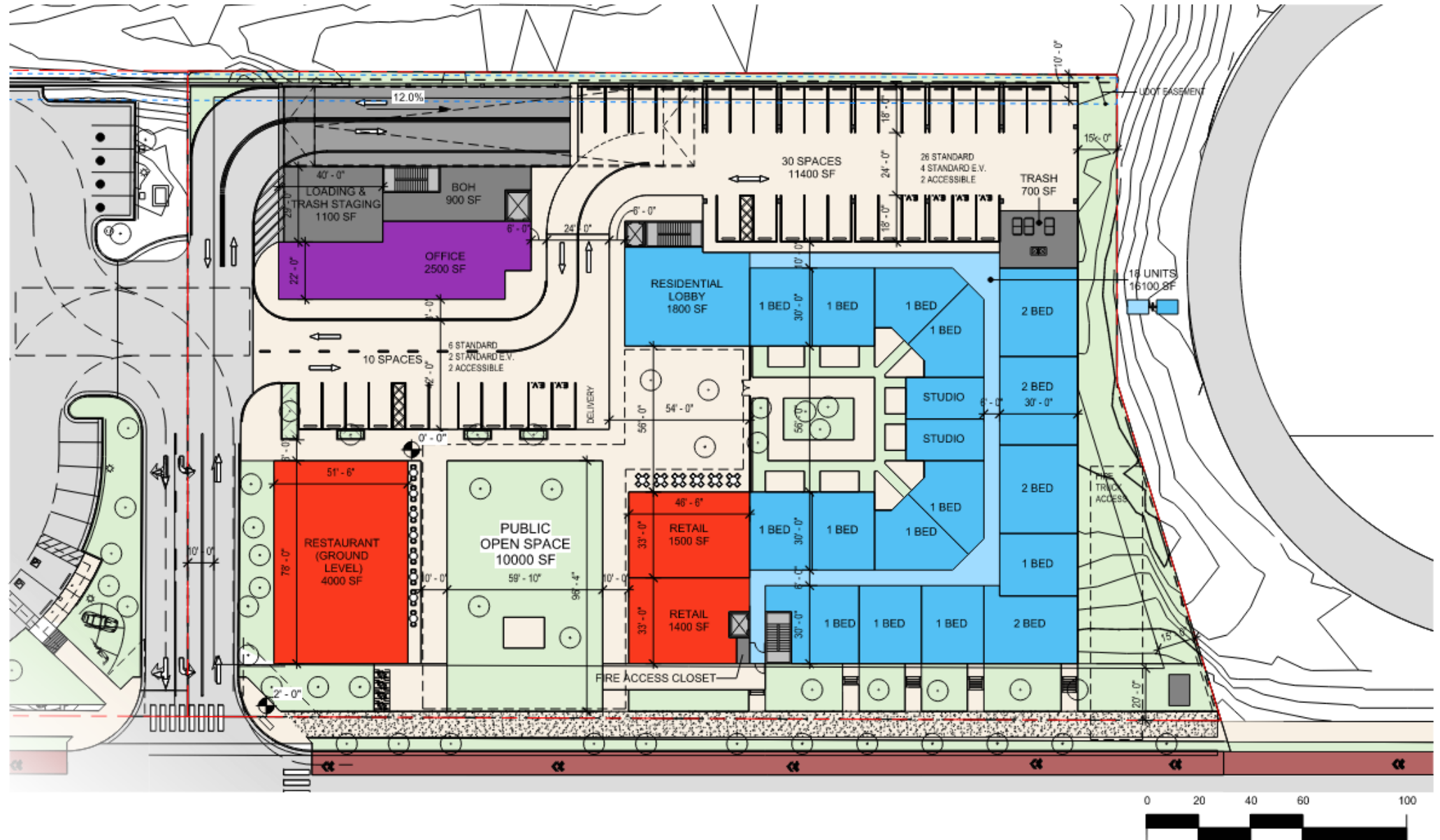


Original Concept



Original Concept

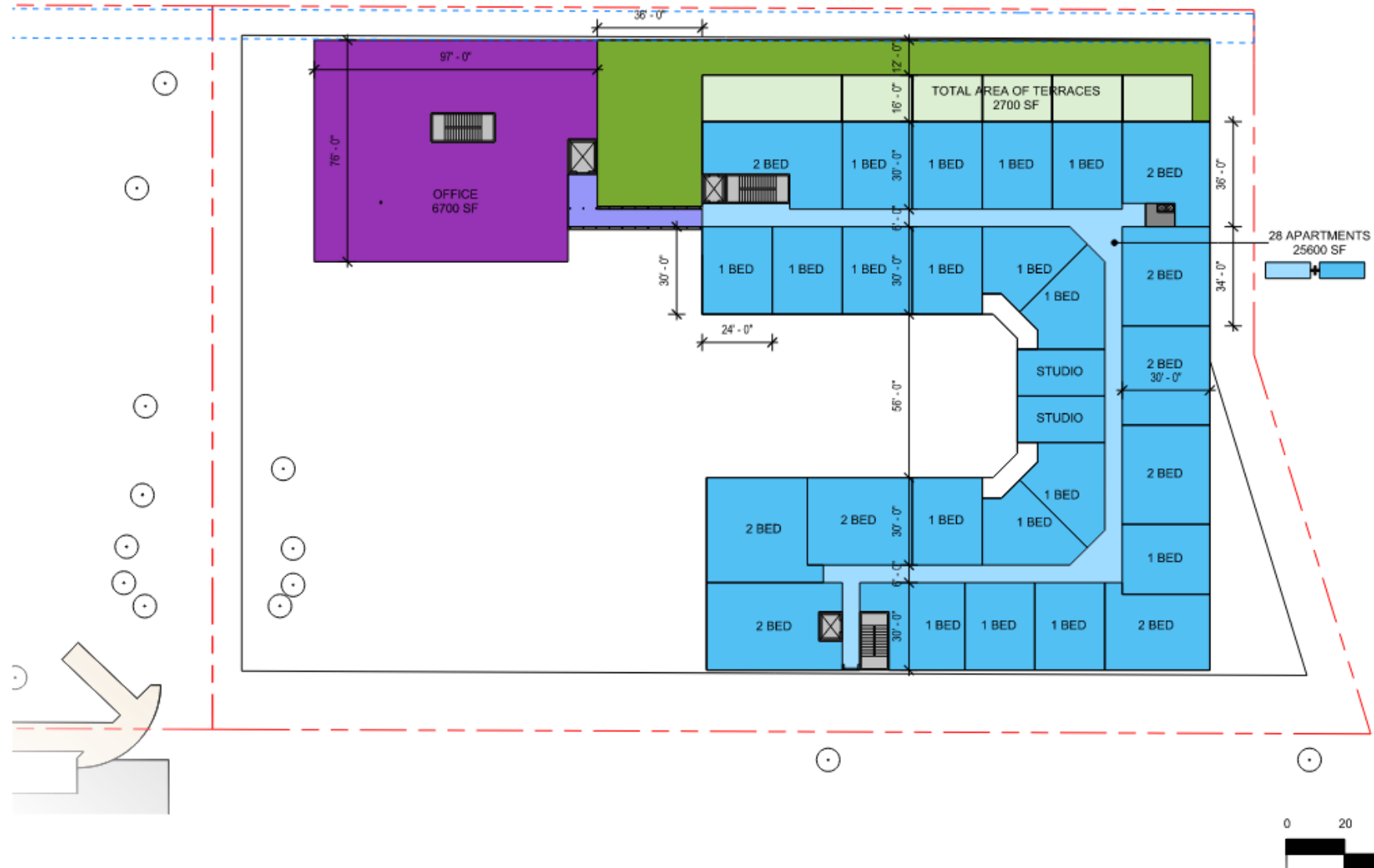
CONCEPT FIRST FLOOR PLAN



18 UNITS

- APARTMENTS
- AMENITIES / CIRCULATION
- OFFICE SPACE
- GREEN SPACE
- RESTAURANT / RETAIL
- PARKING

CONCEPT
SECOND FLOOR PLAN



CONCEPT
THIRD FLOOR PLAN



Original Concept

CONCEPT AREA SUMMARY

SCHEME 3																							
Level	Function	Level Height	Retail	Restaurant	Circulation	BOH	Vertical Circulation*	Lobby & Amenities	Office Area	Unit Area	GFA Total	Studio	1 Bed	2 Bed	Total Units	Average Unit Area	Roof Terrace & Balconies	Building Parking Area	Parking Count				
Level 03	Residential	12			3,200 sf	60 sf		2,300 sf	2,100 sf	23,750 sf	31,410 sf	2	17	9	28	848 sf	2,600 sf						
Level 02	Residential	11.5			3,100 sf	60 sf			6,900 sf	23,000 sf	33,060 sf	2	17	9	28	821 sf	2,900 sf						
Level 01	Ground Level	13	3,000 sf	4,000 sf	2,170 sf	1,600 sf	920 sf	2,300 sf	2,500 sf	13,720 sf	30,210 sf	2	12	4	18	762 sf		10,760 sf	36				
Level 00	Parking Garage	16				400 sf		2,000 sf			2,400 sf							64,700 sf	167				
Totals		Height Above Level 01	Retail Total Area	Restaurant Total Area		BOH Total	Vertical Circulation Total	Amenity Total	Office Area Total	Unit Total Area	Total GFA (N.I.C. Garages)	Total Studios	Total 1 Bed	Total 2 Bed	Total Units	Total Beds		Total Parking Area	Total Parking Spaces	Total Parking Spaces Allotted to Apartments	Total Parking Spaces Allotted to Retail & Office		
		36.5	3,000 sf	4,000 sf		8,470 sf	2,120 sf	920 sf	6,600 sf	11,500 sf	60,470 sf	97,080 sf	6	46	22	74	96		75,460 sf	203	153	50	
Units: Feet, Square Feet															Average Unit Area	Parking Per Unit & Bed based on Total Spaces minus Required Retail and Office Spaces.			Parking / Unit N.I.C. Retail & Office	2.07			
																	817 sf				Parking / Bed N.I.C. Retail & Office	1.60	

For Reference: Typical Unit Dimensions (Varies)	Depth	Width	Area
Studio	30	16	480 sf
1 Bed	30	24	720 sf
2 Bed	30	34	1,020 sf

Efficiency			
Program	Area	Leasable Factor	Leasable Area
Apartment Units	60,470 sf	100%	60,470 sf
Office Area	11,500 sf	95%	10,925 sf
Retail & Restaurant	7,000 sf	100%	7,000 sf
Total GLA			78,395 sf
Efficiency (GLA divided by GFA)			
		80.8%	

Minimum Parking Requirements	Assumptions	Required Parking
Restaurant (1 per 150 sf of seating area)	Seating area 40%	11
Retail Sales & Shopping (1 per 300 sf gross up to 20k sf, then 1 per 1000 sf)		10
Apartments (1 per studio, 1.25 per 1 bed, 2 per 2+bed, 0.25 per unit for visitors)		126
Office (1 per 400 sf for the first 20k sf, then 1 space per 1000 sf)		29

Comparison of Required and Provided Parking		Counts
Total Required Parking		176
Total Provided Parking		203

Takeoffs of Provided Spaces		Counts
Standard Spaces Provided		136
Accessible Spaces Provided		7
Compact Spaces Provided (May count toward up to 20% of required total)		60
EV Spaces (20% of required spaces must be provided with infrastructure for Level-2 Charging)		35





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





SITE AERIAL MAP (NOT TO SCALE)

ELEV. 5025' (TOP OF MACEYS)

41'4" PROPOSED HEIGHT, ELEV. 5016'4"

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - MACEYS + PROJECT SITE

41'4" PROPOSED HEIGHT, ELEV. 5016'4"

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

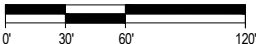
I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - AURA CIRCLE + PROJECT SITE

SCALE: 1" = 30' - 0" (24"x36" SHEET)



CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
HEIGHT COMPARISON

JOB NUMBER
25120

DATE
Mar. 24, 26
DRAWN BY
G.CH. & J.A.

SHEET
A202



VIEW LOOKING FROM WEST TO EAST





VIEW LOOKING FROM WEST TO EAST





ANTICIPATED VIEW LOOKING WEST
LEVEL 1





ANTICIPATED VIEW LOOKING WEST
LEVEL 2





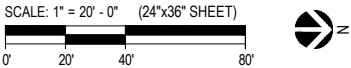
ANTICIPATED VIEW LOOKING WEST
LEVEL 3



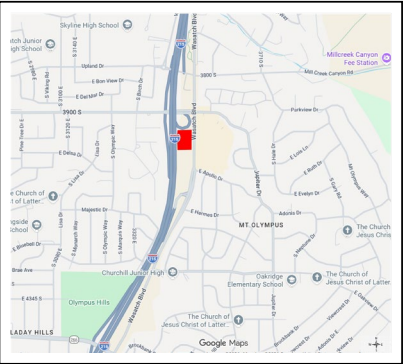


ANTICIPATED VIEW LOOKING WEST
ROOF DECK



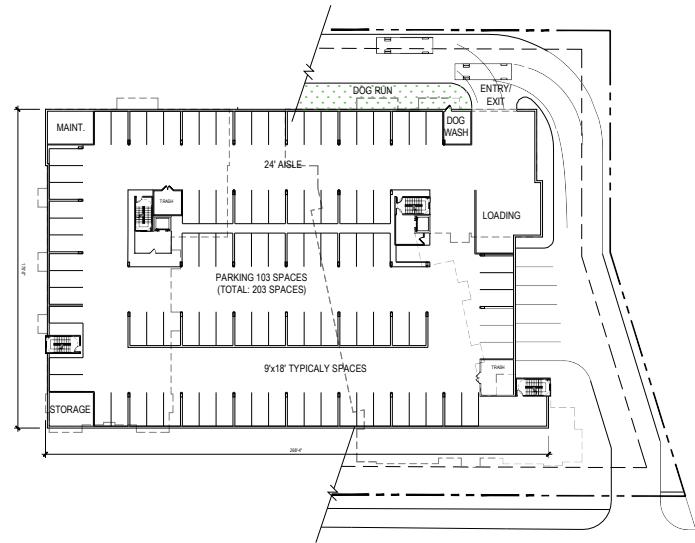


LIBERTY COVE							COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE								3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	657	7	7	10%	4,599	31%	
A2	1br/1ba	738	14	14	21%	10,332		
B0	2br/2ba	920	9	18	13%	8,280	69%	
B1	2br/2ba	1,023	6	12	9%	6,138		
B2	2br/2ba/Flex	1,057	7	14	10%	7,399		
B3	2br/2ba/Den	1,089	14	28	21%	15,246		
B3-ALT	2br/2ba/Den	1,120	7	14	10%	7,840		
B4	2br/2ba/Den	1,247	3	6	4%	3,741		
TOTALS			67	113	100%	63,575	100%	
UNIT AVERAGE NET SF :							949	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
UNIT AVERAGE NET SF :							949 S.F.	
ACREAGE:							2.09 GROSS ACRES	
DENSITY:							32.1 UNITS/ACRE	
COMMERCIAL AREA							2,940.00 S.F.	
COWBOY OFFICES							6,800.00 S.F.	
LEASING							1,450.00 S.F.	
OFFICES							2,000.00 S.F.	
FITNESS							1,450.00 S.F.	
CLUBROOM							1,140.00 S.F.	
COWORK							603.00 S.F.	
PARKING:								
REQUIRED							172 SPACES	
COMMERCIAL							59 SPACES (1/50 S.F.)	
OFFICES							5 SPACES (1/400 S.F.)	
RESIDENTIAL							108 SPACES	
PROVIDED							221 SPACES	
GARAGE PARKING							202 SPACES	
SURFACE PARKING							19 SPACES	
							2.0 SPACES/BED	
							3.3 SPACES/UNIT	

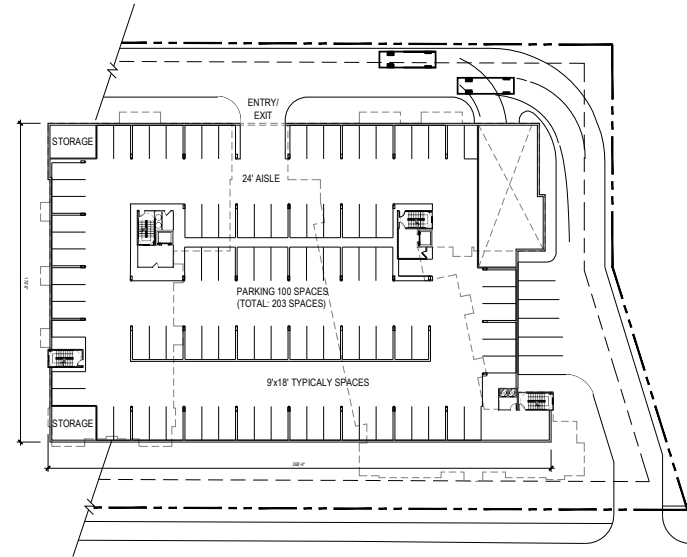


COVERAGE CALCULATION:	
BUILDING FOOT PRINT:	33,185 S.F. (36%)
DRIVE-PARKING:	23,369 S.F. (26%)
OPEN SPACE:	34,588 S.F. (38 %)
TOTAL LAND AREA:	91,142 S.F.

GROSS S.F. CALCULATION	
RESIDENTIAL:	81,312 S.F.
COMMERCIAL:	2,940 S.F.
OFFICES:	8,800 S.F.
LEASING:	1,450 S.F.
CLUBHOUSE & AMENITIES	3,388 S.F.
SUBTOTAL:	97,890 S.F.
GARAGES:	87,658 S.F.
TOTAL GROSS AREA:	185,544 S.F.



BASEMENT 1



BASEMENT 2

SCALE: 1/32" = 1'-0" (24"x36" SHEET)

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5355 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

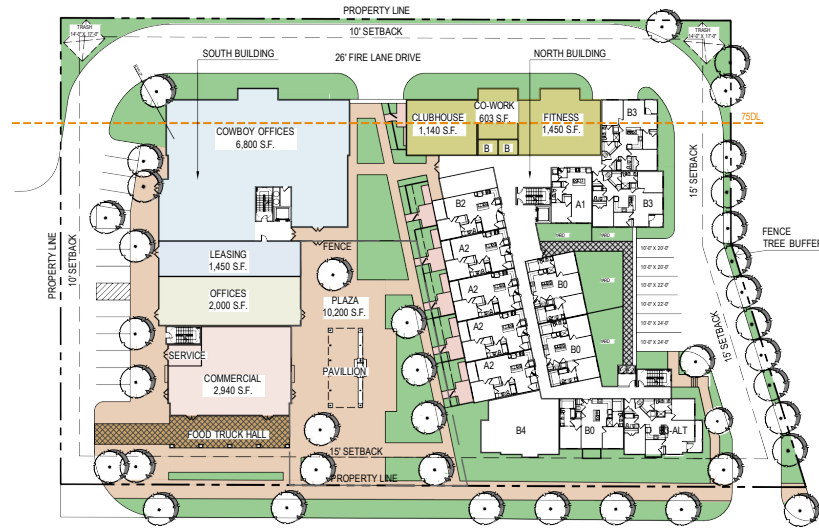
ISSUE
SD SET

SHEET DESCRIPTION
BASEMENT 1 & 2

JOB NUMBER
25120

DATE
Mar. 24, 26
DRAWN BY
G.CH. & J.A.

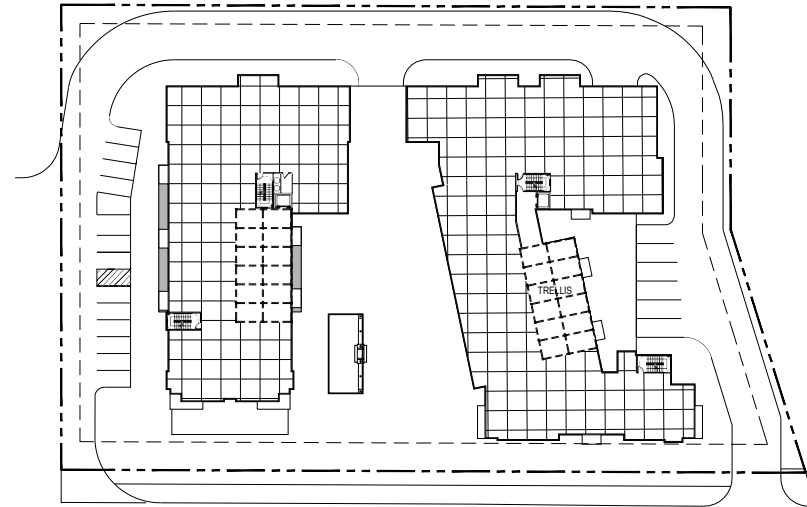
SHEET
A410



1ST. FLOOR



2ND. & 3RD. FLOOR



ROOF LEVEL

SCALE: 1/32" = 1'-0" (24"x36" SHEET)

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5355 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9638 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

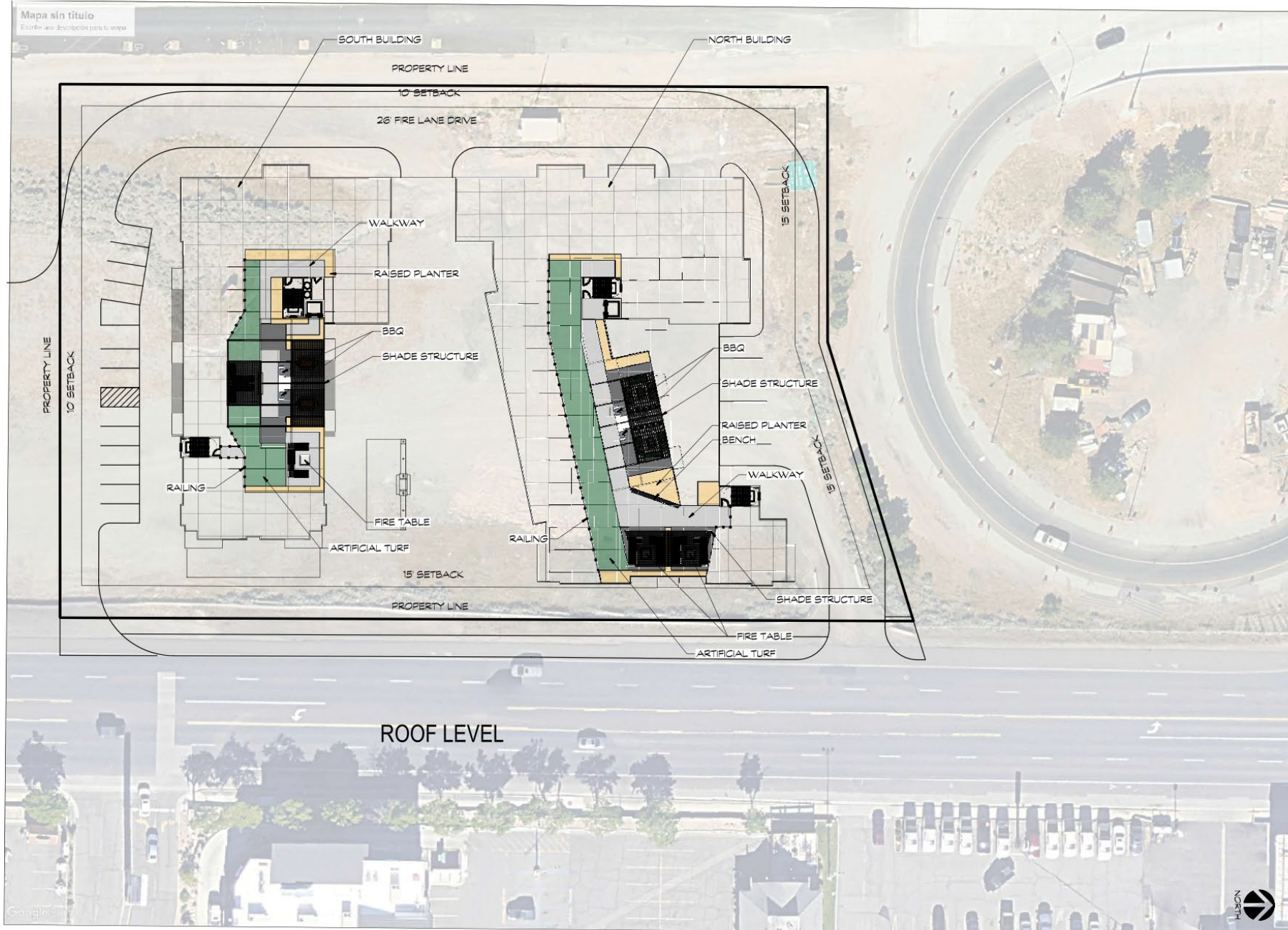
SHEET DESCRIPTION
FLOOR PLANS

JOB NUMBER
25120

DATE
Mar. 25, 26
DRAWN BY
G.CH. & J.A.

SHEET
A411

Mapa sin título
Escriba una descripción para el mapa



GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE
LANDSCAPE DESIGNS CO.

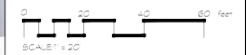
PROJECT TITLE

**Liberty
Cove**

3950 South Wasatch Blvd

Midcreek, UT

DRAWING SCALE

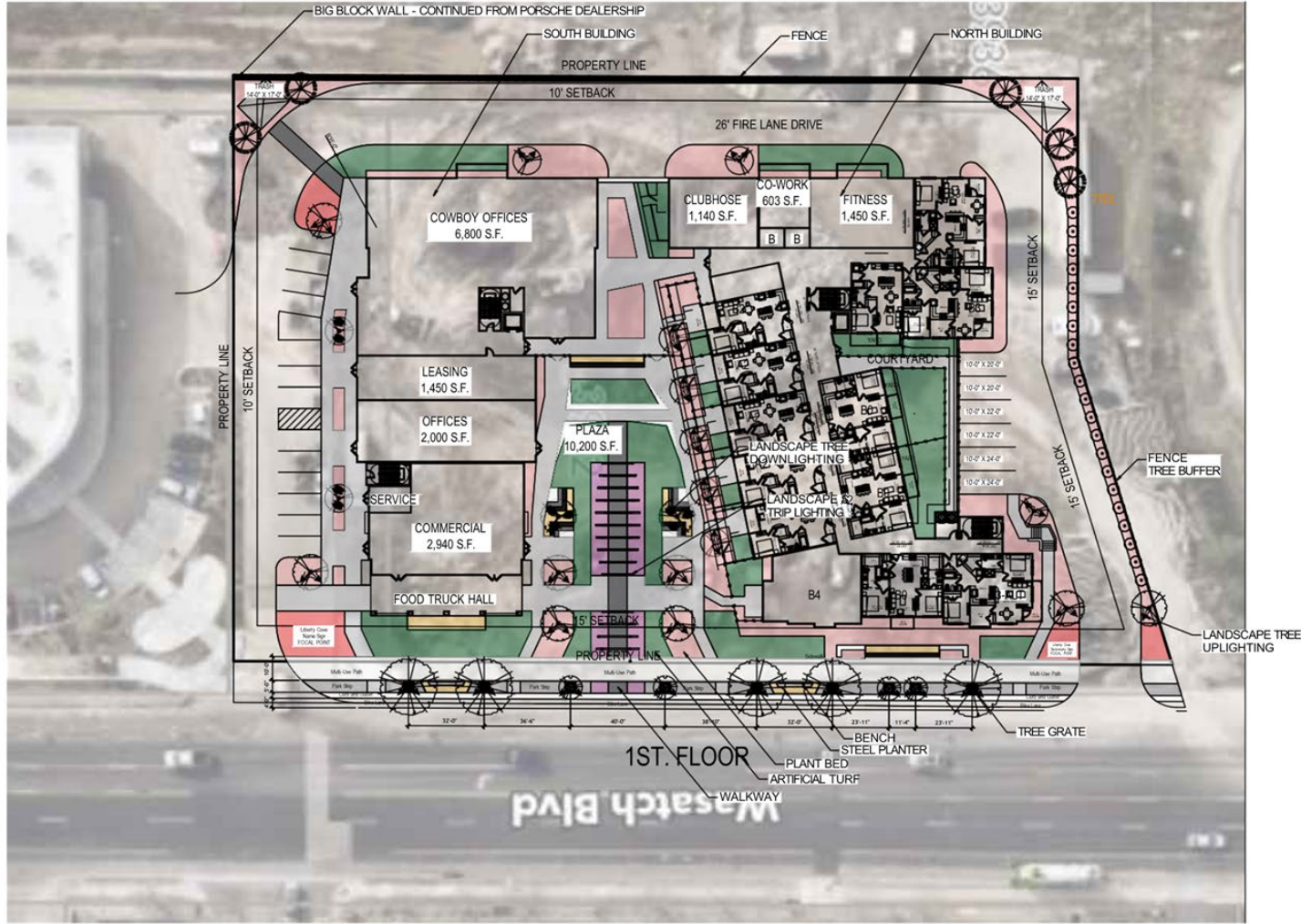


All dimensions and size designations given are
subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # SSD-053
April 16, 2026
1" = 40'-0" on 12"x18"
1" = 20'-0" on 24"x36"

Conceptual
Roof Top
Plan

2024-05-13 10:23:48 C:\Shared\working\Shared Drawings & STEPPING STONE\CONCEPTUAL\LIBERTY Cove\CD\Liberty Cove Landscaping Plan.dwg



GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE
LANDSCAPE DESIGNS CO.

PROJECT TITLE

Liberty Cove

3950 South Wasatch Blvd. Midweek, UT

DRAWING SCALE



All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions. Designer is not an architect or engineer.

Job # SSD-053
May 13, 2026
1" = 40'-0" on 12"x18"
1" = 20'-0" on 24"x36"

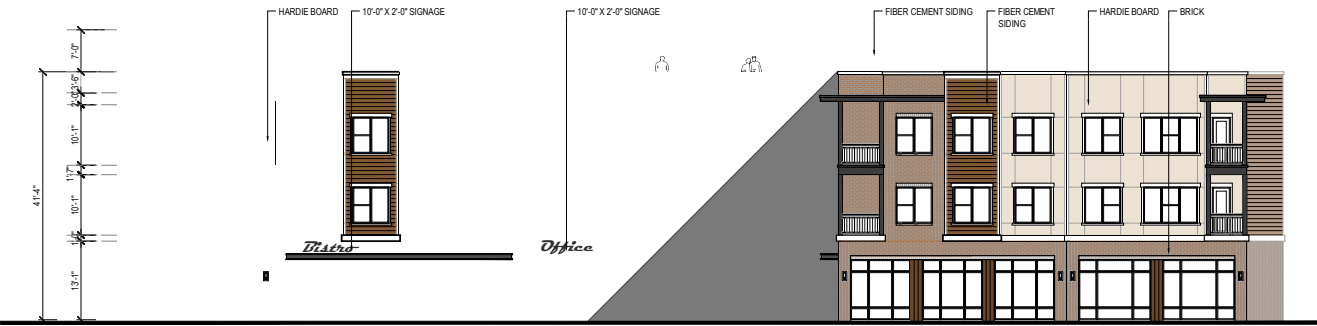
Conceptual
Landscaping
Plan



LIBERTY COVE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



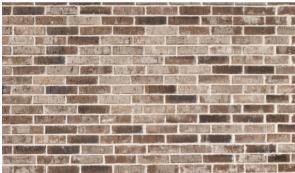
MATERIAL CALCULATION:

BRICK: 47% APROX.
F.C. SIDING: 10% APROX.
HARDIE BOARD: 43% APROX.

OPENING CALCULATION:

WINDOWS: 33% APROX.

SOUTH BLDG. - NORTH ELEVATION



BRICK:
ACME BRICK
ALLENDALE - KING - HERITAGE



OR:
ACME BRICK
ABBEVILLE- QUEEN - HERITAGE



OR:
ACME BRICK
OYSTER COVE- QUEEN - HERITAGE



OR:
ACME BRICK
ROCKWELL- QUEEN - HERITAGE



OR:
ACME BRICK
SABLE OAK- QUEEN - HERITAGE



Idaho Drystack - Grey Quartzite
OR:
CORONADO STONE



Country Rubble - Aspen
OR:
CORONADO STONE



Eastern Mountain Ledge® - Provo Canyon Grey
OR:
CORONADO STONE



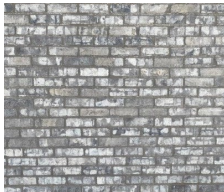
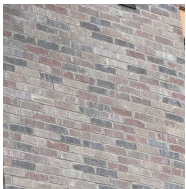
Eastern Mountain Ledge® - Palmetto Blend
OR:
CORONADO STONE



Eastern Mountain Ledge® - Dakota Brown
OR:
CORONADO STONE



King 3 x 3 x 10



SCALE: 1" = 10' - 0" (24"x36" SHEET)

MASONRY SELECTION OPTIONS

NOTE:
SELECTED MATERIALS AND COLORS ARE PRELIMINARY TO SHOW COLOR FAMILY AND MATERIAL CHARACTERS. FINAL SELECTION ARE SUBJECT TO CHANGE AS LONG AS THEY ARE SIMILAR TO WHAT'S PRESENTED

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | (972) 701-9636 | www.humphreysandpartners.com

CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
ELEVATIONS

JOB NUMBER
25120

DATE
Mar. 19, 26
DRAWN BY
G.CH. & J.A.

SHEET
A417

QUESTIONS



EXHIBIT E (Signage Plan)



MATERIAL CALCULATION:

BRICK: 47% APROX.
F.C. SIDING: 10% APROX.
HARDIE BOARD: 43% APROX.

OPENING CALCULATION:

WINDOWS: 33% APROX.

SOUTH BLDG. - NORTH ELEVATION



SOUTH BLDG. - EAST ELEVATION

NORTH BLDG. - EAST ELEVATION

MATERIAL CALCULATION:

BRICK: 78% APROX.
F.C. SIDING: 14% APROX.
HARDIE BOARD: 8% APROX.

OPENING CALCULATION:

WINDOWS: 33% APROX.

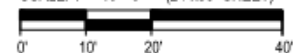
MATERIAL CALCULATION:

BRICK: 49% APROX.
F.C. SIDING: 17% APROX.
HARDIE BOARD: 34% APROX.

OPENING CALCULATION:

WINDOWS: 21% APROX.

SCALE: 1" = 10' - 0" (24"x36" SHEET)



(Signage Plan)



MATERIAL CALCULATION:

BRICK: 37% APROX.
F.C. SIDING: 15% APROX.
HARDIE BOARD: 48% APROX.

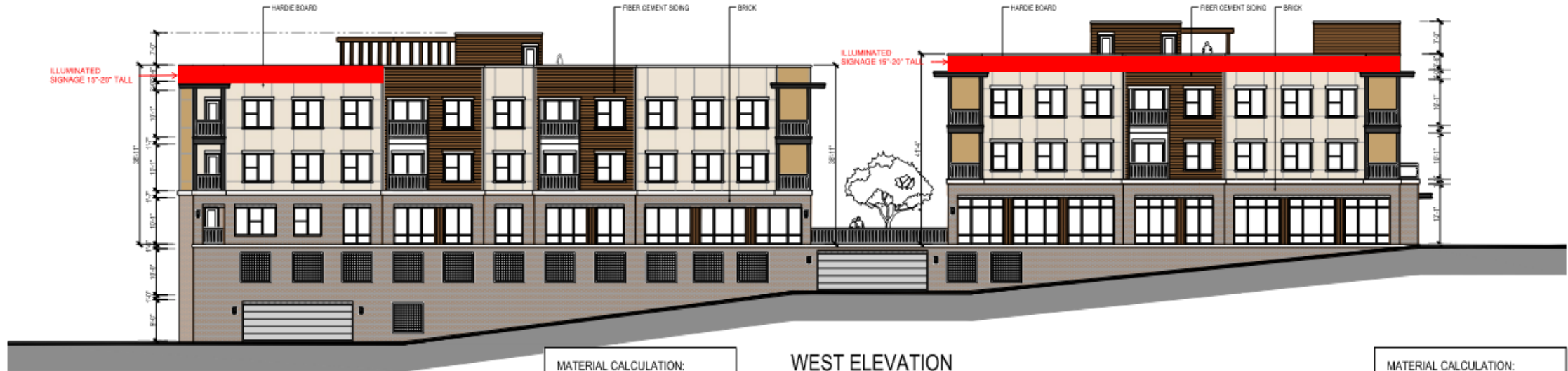
OPENING CALCULATION:

WINDOWS: 29% APROX.

SOUTH BLDG. - SOUTH ELEVATION

NORTH BLDG.

SOUTH BLDG.



MATERIAL CALCULATION:

BRICK: 51% APROX.
F.C. SIDING: 17% APROX.
HARDIE BOARD: 32% APROX.

OPENING CALCULATION:

WINDOWS: 21% APROX.

WEST ELEVATION

MATERIAL CALCULATION:

BRICK: 41% APROX.
F.C. SIDING: 18% APROX.
HARDIE BOARD: 41% APROX.

OPENING CALCULATION:

WINDOWS: 27% APROX.

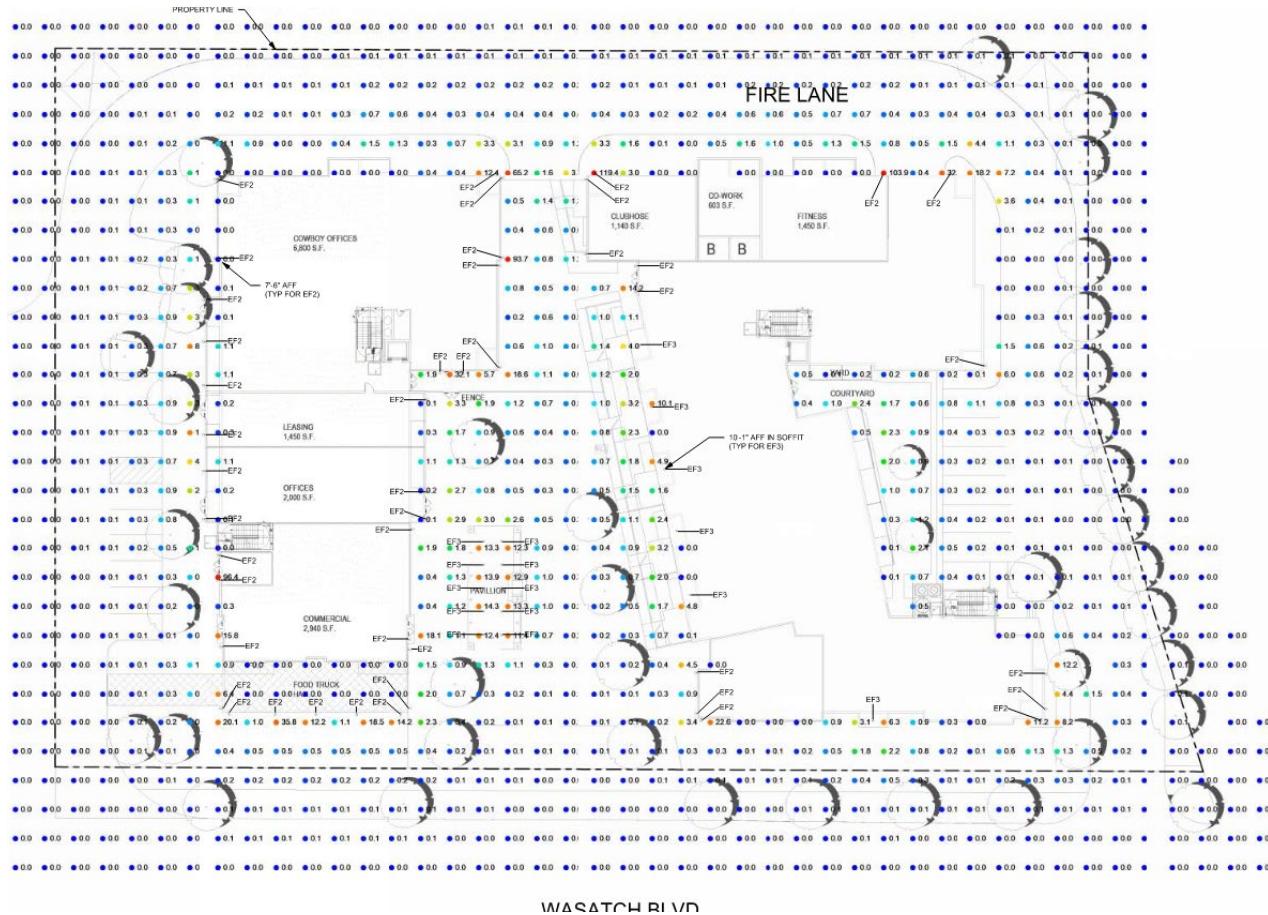
SCALE: 1" = 10' - 0" (24"x36" SHEET)



EXHIBIT D
(Lighting Plan)

LIGHTING FIXTURE SCHEDULE						
Mark	Description	Manufacturer	Model	Wattage	Lamp	Count
EF2	6" Square wall downlight	Bruck	EXT-6QD-SW-30LM-30K-90-35D	27 W	LED	49
EF3	4" recessed can	Alphabet	NU4-RA-SW-15LM-30K-90CRI-35D-NA-DL-UNV-LUT	13 W	LED	98

(Lighting Plan) =



WASATCH RIVER

bruck

SERA 6

9" Square Down IP55 Wall

NOTES

- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation

FEATURES

- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation

DETAILS

- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation

ELECTRICAL

- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation
- 9" Square mounting plate for standard ceiling installation

EF2

bruck

SPECIFICATIONS		FEATURES	
TYPE	9" Square Down IP55 Wall	TYPE	9" Square Down IP55 Wall
SIZE	9" Square	SIZE	9" Square
FINISH	White	FINISH	White
INSTALLATION	Standard	INSTALLATION	Standard
WARRANTY	5 Years	WARRANTY	5 Years

100-100-100

100

alphabet

NU4

4" Round Adjustable Standard White JAB

NSF AT DF NSF NSF NSF

1" 1" 1"

SPECIFICATIONS		FEATURES	
TYPE	4" Round Adjustable Standard White JAB	TYPE	4" Round Adjustable Standard White JAB
SIZE	4" Round	SIZE	4" Round
FINISH	White	FINISH	White
INSTALLATION	Standard	INSTALLATION	Standard
WARRANTY	5 Years	WARRANTY	5 Years

EF3

T24
JAB-2022

alphabet

SPECIFICATIONS		FEATURES	
TYPE	4" Round Adjustable Standard White JAB	TYPE	4" Round Adjustable Standard White JAB
SIZE	4" Round	SIZE	4" Round
FINISH	White	FINISH	White
INSTALLATION	Standard	INSTALLATION	Standard
WARRANTY	5 Years	WARRANTY	5 Years

SPECIFICATIONS		FEATURES	
TYPE	4" Round Adjustable Standard White JAB	TYPE	4" Round Adjustable Standard White JAB
SIZE	4" Round	SIZE	4" Round
FINISH	White	FINISH	White
INSTALLATION	Standard	INSTALLATION	Standard
WARRANTY	5 Years	WARRANTY	5 Years

Based on the Findings and Conclusions listed above, the following is recommended:

Staff Recommendation: That the Planning Commission take public comments, consider the proposed exhibits and recommend approval of application file number ZM-26-011 by adding a Development Agreement (including exhibits and terms) to the already existing Olympus Hills West Village Center Special District (OHV-VCSD) Zone specifically pertaining to property located at approximately 3962 S Wasatch Blvd, as presented, unless during the meeting facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

RECOMMENDATION

Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **ZM-26011**, as presented.

MOTION READY:

THANK YOU

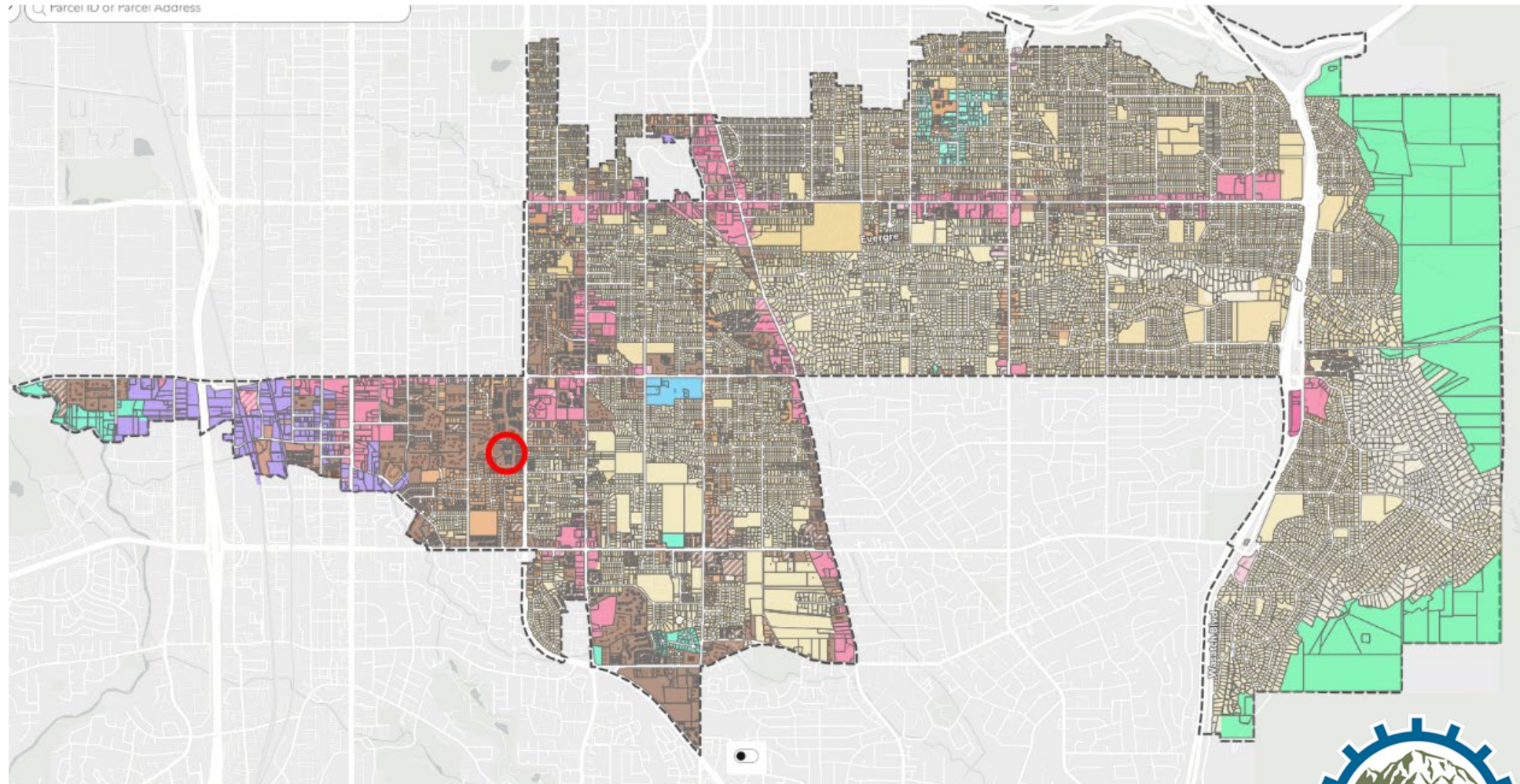


SD-25-007
Major Subdivision
4122 S Old Farm Way
Matt Knight



Project Details

The property is located on 4122 S Old Farm Way. The subject property can be seen in the red on this map of Millcreek.



Project Details

The property is located at 4122 S Old Farm Way. The site is approximately .94 acres and is currently zoned as Residential Mixed (RM). The site is bounded by the Old Farm PUD and Lexington Village HOA.

Currently the property has a single house that predates the creation of the Old Farm PUD. The property was never inducted into the HOA when the PUD was created in the 1970s.

The applicant is seeking to subdivide the property to build 9 townhome units. The proposal calls for 3 triplex buildings for the site. The applicant is also working to induct the property into the Lexington Village HOA.



Project Details

The applicant is requesting a major subdivision for the property to build a multi unit project consisting of 9 new units. This is a permitted use in the RM zone.

The proposal seeks to construct a new townhome development on the site with access coming off Old Farm Way, a private right of way. The proposed plat and site plan are based off the ability of the development to be inducted into the surrounding HOA. The applicant has received preliminary approval to join the HOA, however, final approval for induction into the HOA has not yet been granted.

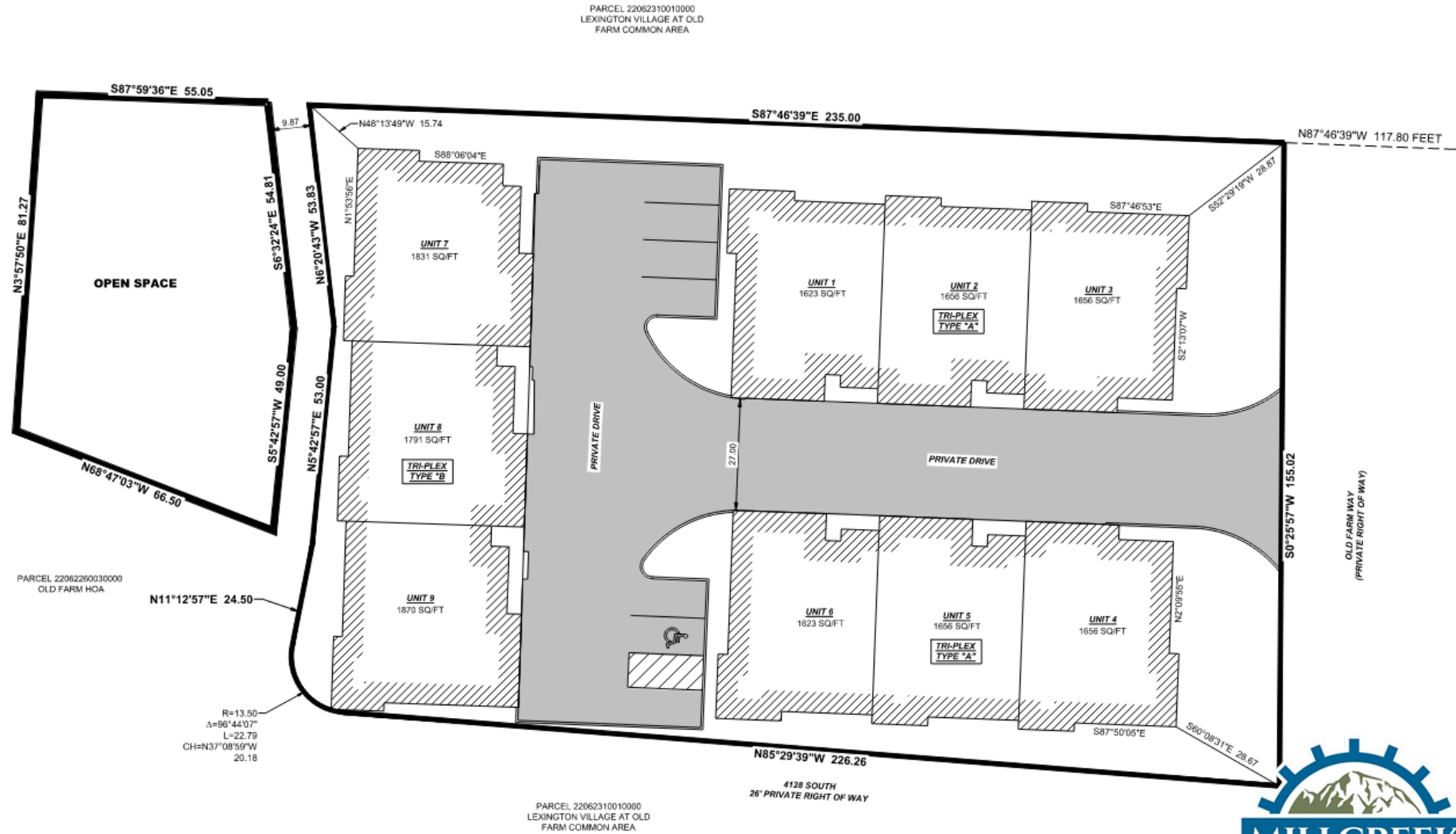
A map of the current zoning can be seen to the right.



Project Details

Since this development is a permitted use, the only aspect Planning Commission is weighing in on tonight is the subdivision of land.

The proposed plat can be seen on the right.



Project Details

MKZ 18.15.020(B)(5) Approval Criteria. The Planning Commission shall approve the request if:

- The Preliminary Subdivision is consistent with and complies with the requirements of the specific zoning district in which the Preliminary Subdivision is located and the applicable requirements of this Code and other applicable Millcreek and State requirements.
- As applicable, the Preliminary Subdivision is consistent with the terms and conditions of any previously approved development plan or Development Agreements.
- Provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities as required by all applicable standards of this Code and applicable regulations and standards.
- The project preserves, protects, integrates, or mitigates impacts to any identified sensitive lands or geologic hazards associated with the property.
- The Subdivision will not impair the ability of Millcreek or any public utility provider to provide facilities or services effectively.
- The engineering drawings and subdivision improvement plans comply with all applicable standards of this Title and other applicable Millcreek and State requirements.
- The Planning Commission may not approve a Preliminary Subdivision with a noncomplying structure or a structure occupied by a nonconforming use.



Project Details

The applicant has worked with the surrounding HOA and neighbors to be inducted into the HOA. Being inducted into the HOA will allow the site to be in compliance with the zoning code as the current property lines would be dissolved and the shared space would be part of the larger Lexington Village HOA.

Induction into the HOA would mean that the development must adhere to the Covenants, Conditions, & Restrictions (CC&Rs) the HOA currently has or any new ones they may draft. This means the new residents would be able to access the amenities, use the private roadway network, and pay into maintenance of shared spaces.



Process

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

- Major Subdivision

This is where the project is now. The applicant is seeking preliminary approval to subdivide the property. For final approval to be granted, the applicant must have the site plan application meet all city standards and be inducted into the HOA. If the property is not inducted into the HOA, the site layout will need to change to meet the zoning standards within the lot.

- Site Plan Review

Accompanying this subdivision application is a site plan application with Millcreek staff. For the site plan application to be approved, the final subdivision plat needs to be approved and recorded. After this, the site plan application may be approved by Millcreek staff and the applicant can apply for a building permit.



Planning Open House and Community Council

The applicant attended the Planning Open House on May 5th at City Hall. During the open house, 18 to 20 residents from the surrounding Old Farm PUD and HOA came and spoke with the applicant and staff. Concerns from residents mainly surrounded the height of the proposed structures, vehicular traffic and parking, landscaping, and architecture. Comments received by Planning staff regarding this application can be found at the end of the staff report.

The Millcreek Community Council motioned in favor to recommend the subdivision as proposed in a 4 to 0 vote with one abstaining during their May 5th meeting.



Findings and Conclusions

Findings:

- The property is within the Residential Mixed (RM) Zone,
- The property is an enclave surrounded by the Old Farm Planned Unit Development & Lexington Village HOA,
- The property consists of two parcels sized at 5,820 square feet and 45,348 square feet,
- Access to the property is currently located off 4128 S, a private drive,
- The proposal seeks to build three triplexes totaling nine units,
- Multi-unit developments in the RM zone are a permitted use,
- The proposed development cannot meet all the site standards without induction into the surrounding HOA, and
- To receive preliminary approval, the major subdivision application must meet the standards found in MKZ 18.15.020(B)(5).

Conclusions:

- Subdivisions and multi-unit developments are permitted in the RM zone,
- The property is seeking to join the Lexington Village HOA,
- The parcels will be combined as part of the subdivision application,
- Access will be located off Old Farm Way, a private drive,
- Triplexes are required 3,000 square feet per dwelling in the RM zone,
- A site plan application with Millcreek will need to be approved in conjunction with the final subdivision approval,
- The property must be accepted into the HOA to receive final approval from Millcreek, and
- The proposed plat and engineering documents meet the standards found in MKZ 18.15.020(B)(5).



Staff Recommendation & Model Motion

Staff Recommendation:

Based on the Findings and Conclusion, staff recommends that the Planning Commission take comments at the public meeting and grant preliminary approval of application file number (SD-25-007), unless during the meeting facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

Model Motion:

I move that the Planning Commission grant preliminary approval of the subdivision application, file number (SD-25-007), based on the findings and conclusions found in the staff report.



ZM-26-007

Rezone from RM to C Zoning

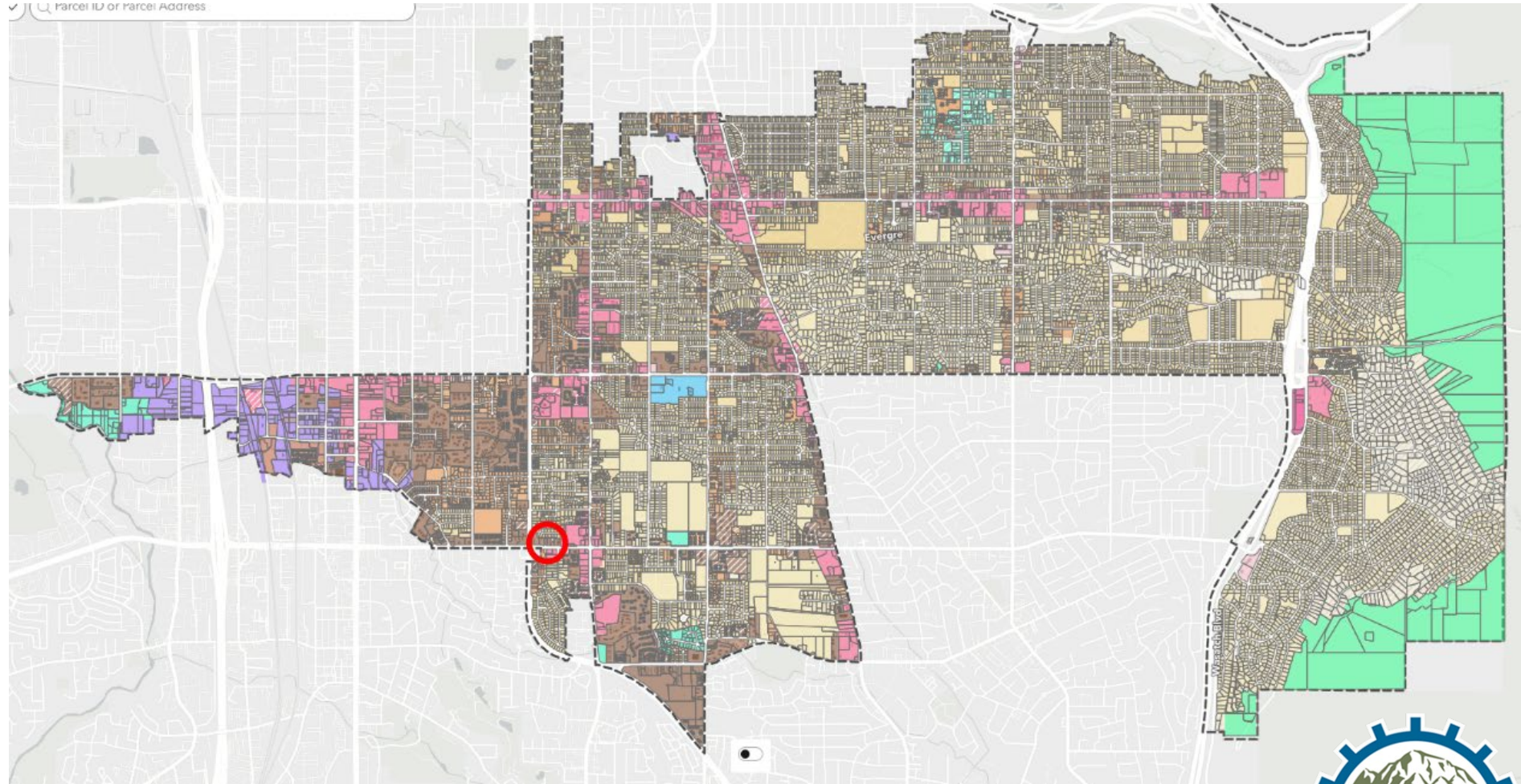
765 E 4500 S

Allen Parkinson



Project Details

The property is located on 4500 South on the north side of the street. The subject property can be seen in the red on this map of Millcreek.



Project Details

The property is located at 765 E 4500 S. The site is approximately .43 acres and is currently zoned as Residential Mixed (RM). The site is bounded by an office building to the east, 4500 S to the south, and residential housing to the north and west.

Currently the property has a house that has been converted to an office space for the applicants company, Think Tank Creative. Due to the growth of their company, they need a larger and more modern office environment to accommodate their growing business.



Project Details

The applicant is requesting a rezone to the Commercial (C) zone to build an office building on the site. The current RM zone does not allow for new office construction on the site.

The proposal seeks to construct a new 6,800 square foot, 2 story office building on the site. The proposed office building will have a basement for storage with the ability to convert into additional office in the future if necessary. Parking calculations for the site are based on the entire building being used for offices with a ratio of 1 parking spot per 400 square feet of office space.

A map of the current zoning can be seen to the right.



Site Plan

SITE PLAN INFORMATION:

SITE AREA: 0.437 ACRES (19,040 SF)

ZONING: C - COMMERCIAL (PROPOSED)

PERMITTED USE: OFFICE

FIRE SPRINKLERS: YES

PROPOSED PROJECT: EXISTING THINK TANK BUSINESS TO REPLACE THEIR EXISTING OFFICE BUILDING / REMODELED HOUSE INTO AN OFFICE BUILDING WITH POSSIBLE TENANT SPACE.

SETBACKS	BLDG	LANDSCAPE
FRONT =	15'	8'
SIDE =	10'	0'
REAR =	25'	0'

MAX. BUILDING HEIGHT: 35' WITHIN 100' OF A RESIDENTIAL ZONE BOUNDARY

MAX. LOT COVERAGE: 80%

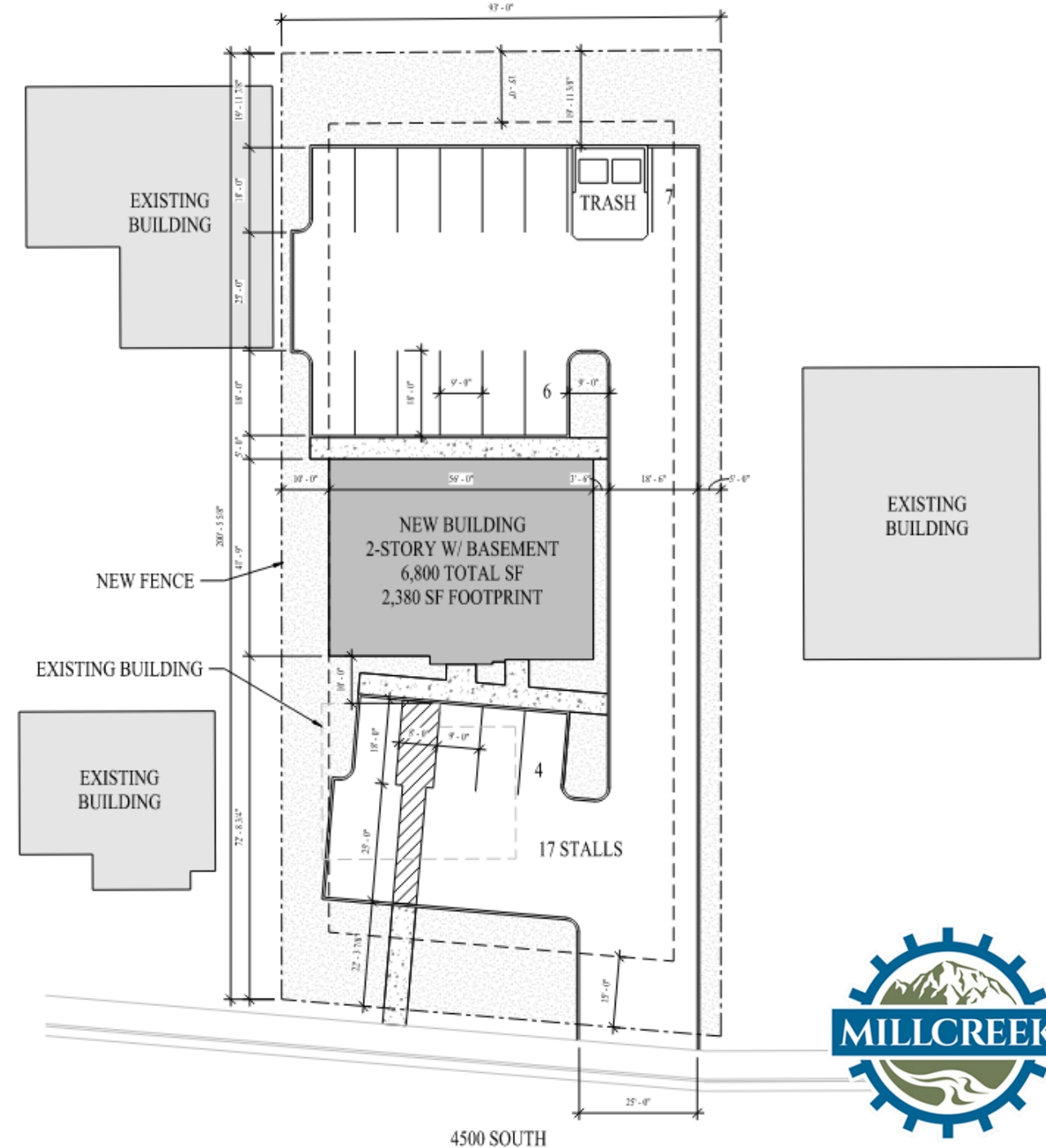
PARKING LOT LANDSCAPING: 5%

REQUIRED PARKING: 17 SPACES (1 SPACE PER 400 GSF OFFICE)

PROVIDED PARKING: 17 SPACES

EV PARKING STALLS: 15%

BIKE PARKING: 2 SPACES



Building Rendering



General Plan Considerations

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

- Future Land Use Map

The Millcreek Together General Plan future land use map outlines the property at 765 E 4500 S as “Mixed Use-1” which aims to for uses such as retail, medium density residential, and professional offices. Rezoning this property to commercial aligns with this future land use designation as this use of professional office along the 4500 S corridor fits with the City’s long term goals for the area. Uses such as professional offices also provide an ideal transition between the busy 4500 S corridor and the established residential neighborhood located directly north of the subject property.

- Subchapter 3.2: Thriving Economy

Millcreeks General Plan subchapter 3.2 discusses the importance of retaining and expanding businesses within the City. To create a strong and resilient economy, Millcreek aims to focus on attracting and retaining employers to the City. Think Tank Creative is a growing business within Millcreek that provides services to Millcreek residents and businesses around the county and state.

- Business Culture. Goal E-2

Cultivate a business culture that allows existing establishments to grow in place, draws new firms to Millcreek and encourages more homegrown enterprises.

Strategy 2.5: Support efforts to attract, expand and retain large, medium and small businesses that offer high quality jobs, generate local tax revenue and/or provide needed goods or services to residents.



Process

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

- Rezone

This is where the project is now. The current zoning cannot allow construction of new offices on the site. The Commercial zone allows for office development as a permitted use which best fits for what the applicant is proposing. A rezone is a discretionary application and is ultimately decided by the City Council upon receiving recommendation from staff and the Planning Commission.

- Site Plan Review

If a rezone for the property is approved, the applicant will file for a site plan application with Millcreek Planning & Zoning. Since office development is a permitted use, this application is purely administrative meaning there is no public process that accompanies it. Staff will review the application to ensure the development is compatible with Millcreeks zoning code, engineering requirements, fire code, and the water departments needs. Once the plans comply with all departmental standards, the applicant can file for a building permit to begin construction.



Neighborhood Meeting

The applicant held a neighborhood meeting on March 17th, 2026, as required by code. Notices were sent to all properties within 600 feet of the site. No residents attended the meeting.

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



Planning Open House and Community Council

The applicant attended the Planning Open House on May 5th at City Hall. During the open house, the applicant was only approached by a few residents that were there for other applications. No concerns were raised by residents or neighbors.

The Millcreek Community Council motioned in favor to approve the rezone as proposed in a 5 to 0 vote during their May 5th meeting.



Findings and Conclusions

Findings:

- The property is currently zoned RM which does not allow for new office building development,
- The property sits on the 4500 S corridor, a large east-west corridor that houses multiple office, retail, and residential developments,
- Think Tank Creative has been located on this site for over 15 years,
- The property is roughly 19,000 square feet in size, and
- Office development is a permitted use in the Commercial zone.

Conclusions:

- Rezoning the property to Commercial will allow for office development,
- This area of 4500 S is identified as “Mixed Use-1” on the future land use map which allows for professional office development,
- Rezoning the property will allow for an existing Millcreek business to grow and expand within the City,
- The site meets all the spatial requirements outlined in the Commercial zone, and
- The development will have to go through a site plan application with Millcreek prior to issuance of a building permit.



Staff Recommendation & Model Motion

Staff Recommendation:

Based on the Findings and Conclusions, staff recommends that the Planning Commission take comments at the public hearing and forward a positive recommendation of application file number (ZM-26-007), to the Millcreek City Council, unless during the meeting facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

Model Motion:

I move that the Planning Commission grant preliminary approval of the subdivision the rezone application, file number (ZM-26-007), to the Millcreek City Council based on the findings and conclusions found in the staff report.



Zoning Code Text Amendments

ZT-26-001 Millcreek Planning Staff

Scope

- This is the second of three amendment packages.
- The next package will address sensitive lands, historic preservation, and other requirements in state statute (including some recodifications).
- This is normal – it is in response to new circumstances and the complexities of implementing a new code.
- We are including a discussion at the beginning about the Woodhaven Text Amendment, which was filed separately by a private applicant.

Updates

At the April 15th Planning Commission meeting, planning commissioners motioned to continue this text application to allow for community councils to weight in on proposed changes.

The Millcreek Community Council recommended another continuation due to the volume of information in the application. The Council has asked for Planning Staff to address the application at their June meeting.

The East Mill Creek Community Council made no formal recommendation for this application but did have concerns about the small lots abutting lots with larger side yard setbacks as it creates a benefit for the small lots, but a disadvantage for large lots. They also stated support for the look back provision in the tree preservation ordinance.

Mount Olympus Community Council and Canyon Rim Citizens Association did not submit any letters in favor or against the application.

Updates

Staff have proposed a few new things to the code since the April 15th meeting. These proposed changes are outlined below and in greater detail in the following slides.

- Addition of three-household and four-household dwellings to the existing single and two-household dwelling landscape standards.
- Addition of replacement requirement when trees are killed or damaged during construction.
- Allowing outdoor dining/seating on Neighborhood streets in the CCOZ area of Millcreek.
- NCM THINGS

Updates

Addition of three-household and four-household dwellings to the existing single and two-household dwelling landscape standards.

Currently, the code is silent on landscape standards for three and four household development. Staff is proposing that these developments follow the requirements laid out for single and two household developments.

Addition of replacement requirement when trees are killed or damaged during construction.

Planning Commissioners noted that some trees can be killed or damaged beyond restoration during construction. Staff has added that any tree that is killed or damaged, must be replaced in accordance with the tree replacement standards found in the landscape code.

- Allowing outdoor dining/seating on Neighborhood streets in the CCOZ area of Millcreek.
- NCM THINGS

Updates

Allowing outdoor dining/seating on Neighborhood streets in the CCOZ area of Millcreek.

Staff are proposing that outdoor dining and seating areas be added to the standards for neighborhood streets in the CCOZ area. Neighborhood streets are the east-west connections found in the City Center and are designed to be more pedestrian friendly than other roadway types. The new standards would allow for pergolas and shade structures that are no taller than 12' and are permanent. A rendering of an outdoor area provided by a few local businesses can be seen on the right.



Updates – Lot and Parcel Coverage Calculations

- Lot or coverage requirements are important to maintain Millcreek neighborhood character
 - Originally from RCOZ
 - Relatively narrow rear-yard setbacks
 - Significant variety on lot sizes.
 - Controls oversized homes, regardless of lot size.
 - Should be considered in tandem with setbacks and building envelope requirements.
 - We've revised and tightened our ordinance in other ways since RCOZ was adopted in 2009.



Updates – Lot and Parcel Coverage Calculations

- Currently, lot or parcel coverage is measured as the measurement of land use intensity that represents the portion of a lot or parcel occupied by the principal building and all accessory buildings, but excluding all other impervious improvements such as sidewalks, driveways, uncovered patios, uncovered decks and open porches.
- Buildings, by definition are “roofed structures”.
- Put simply, lot or parcel coverage accounts for everything under a roof.

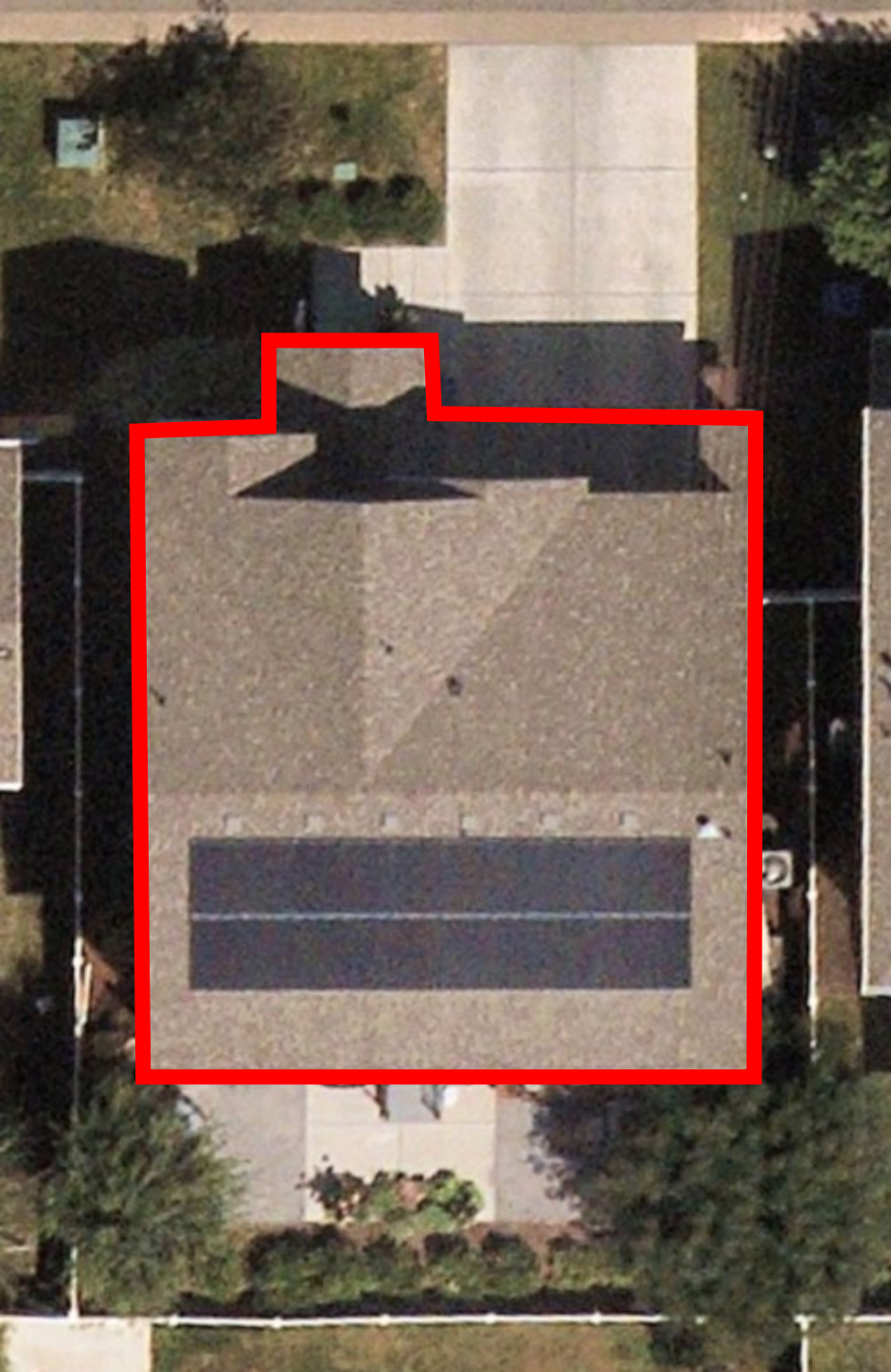
Updates – Lot and Parcel Coverage Calculations

- We measure setbacks differently than lot coverage – setbacks are measured to the footing/foundation at ground level.
- We also have controls over rooflines.
 - Eaves can project up to 4' in a front or rear yard, and 2' into a side yard.
 - Building envelope further limits how big a roof can be.
- Given these controls, staff is recommending that lot or parcel coverage be measured from the building footprint:

Updates – Lot and Parcel Coverage Calculations

PROPOSED LANGUAGE

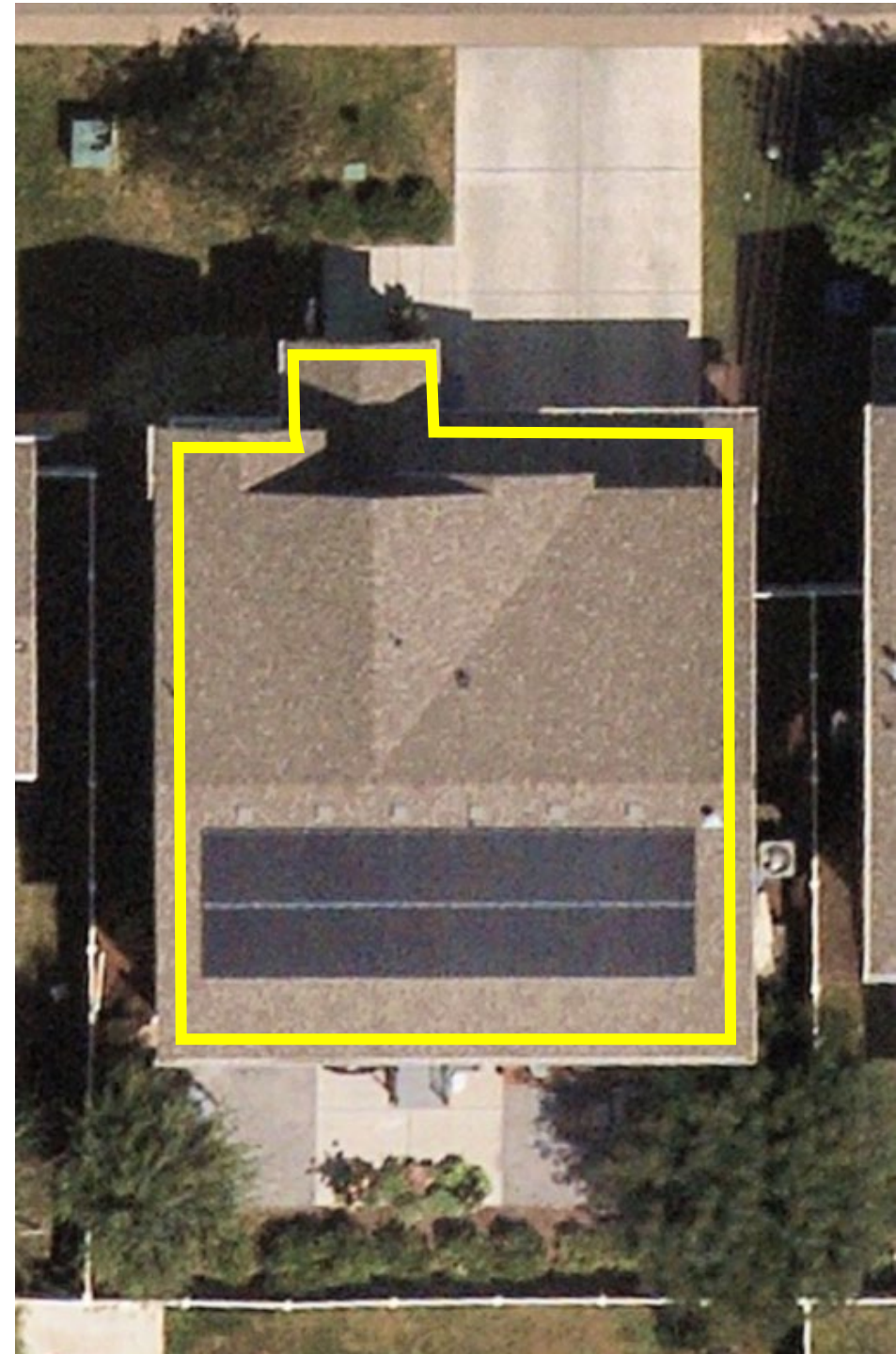
Lot or parcel coverage is calculated by dividing the total area of all building footprints by the total area of the lot or parcel, where building footprints are measured at the outside of exterior walls. In the case where buildings or covered porches are supported by columns, footprints are measured at the outside perimeter of the base of the columns.



ROOFLINE



FOOTPRINT





COURTESY: HGTV













Updates – Lot and Parcel Coverage Calculations

This change would:

- Have a marginal impact on lot coverage, given the nature of our other controls on massing in our R-1 and R-2 neighborhoods.
- Be meaningful to an applicant who is currently seeking to do a modest addition to their home in Millcreek.
- Be marginally more difficult and expensive for someone to demonstrate compliance through a neighborhood compatibility modification.
- Be marginally easier to analyze a plan for a home addition or new construction.

Updates – Lot and Parcel Coverage Calculations

- Staff recommends this change.
- We await a Planning Commission recommendation on May 20th.
- If they make a recommendation, we will have an ordinance ready for the City Council to consider on May 26th.

Updates – Lot Coverage Modifications

- What
 - Standards in the R-1, R-2, and A zones and fencing standards are subject to modification based on neighborhood compatibility. New language is more clear and more enforceable.
- Why
 - We have reviewed 3 NCM's in the past year. Current provisions can be difficult to read and interpret.
 - Removed option for rear yard setback modifications. These were never asked for, and the rear setback is already narrow.
 - Additional language proposed for lot coverage considerations.

Small Lot Reform

- What
 - Adjust lot width, setbacks, and coverage requirements in our “small-lot” residential zones (R-1-3, R-1-4, R-1-5). Building height and envelopes are unchanged.
- Why
 - Current standards make it difficult to build a small lot detached home.
 - In some cases, a home would be as little as 15 feet wide.
 - These zones allow for attached units, however.
 - Adjustments would make it easier to build detached homes in these zones.
- Notes
 - We only have a handful of R-1-3, R-1-4, and R-1-5 zones in Millcreek.

Small Lot Reform

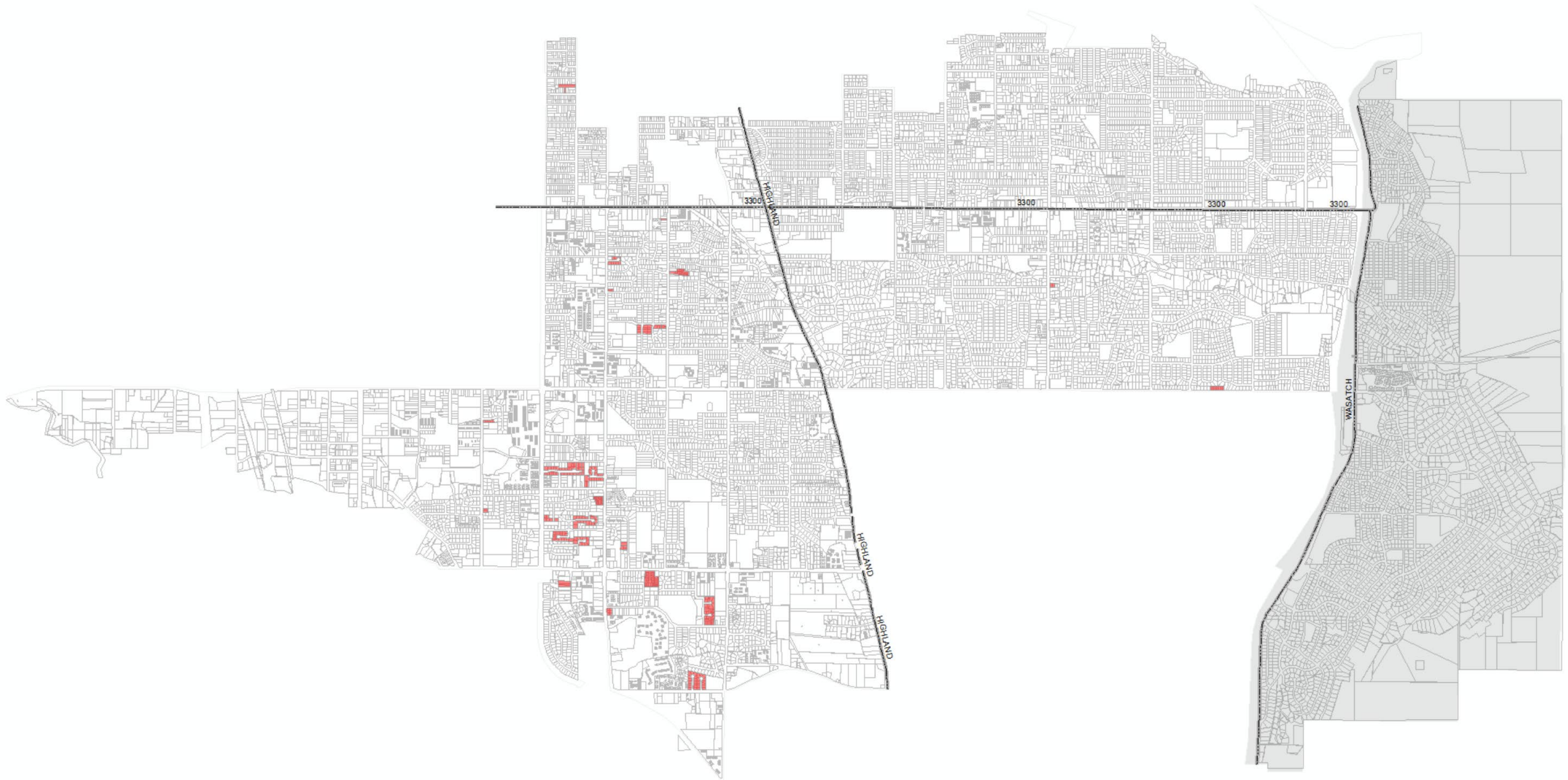
	Current Code	Proposed Change	Reasoning
Lot Width	Table 18.36-2 R-1-3 – 25’ R-1-4 – 25’ R-1-5 – 25’	Table 18.36-2 R-1-3 – 30’ R-1-4 – 40’ R-1-5 – 50’	Due to the setbacks and coverage, staff wanted to reduce the chances of homes that were 15’ in total width. With a garage and driveway, it would make facades in these zones predominately garages.
Side Setbacks	Table 18.36-2 R-1-3 – 5’ – Side R-1-3 – 20’ – Corner Side R-1-4 – 5’ – Side R-1-4 – 20’ – Corner Side	Table 18.36-2 R-1-3 – 3’ – Side R-1-3 – 10’ – Corner Side R-1-4 – 4’ – Side R-1-4 – 15’ – Corner Side	Since staff are proposing increasing the lot widths, reducing some of the side setbacks makes sense to add more buildable room to the lots. Reducing the corner side setbacks greatly increases the chance of homes being built on these lots.
Lot Coverage	Table 18.36-2 R-1-3 – 40% R-1-4 – 40% R-1-5 – 35%	Table 18.36-2 R-1-3 – 50% R-1-4 – 45% R-1-5 – 40%	Due to the small lot sizes, increasing the lot coverage allows for more feasible home sizes to be built. This also lines up with the setbacks to ensure the lots are buildable.

Small Lot Reform



- 40' wide / 4,000 sf lot
- 32' wide house
- Daybreak

R-1-5, R-1-4, and R-1-3 Zones

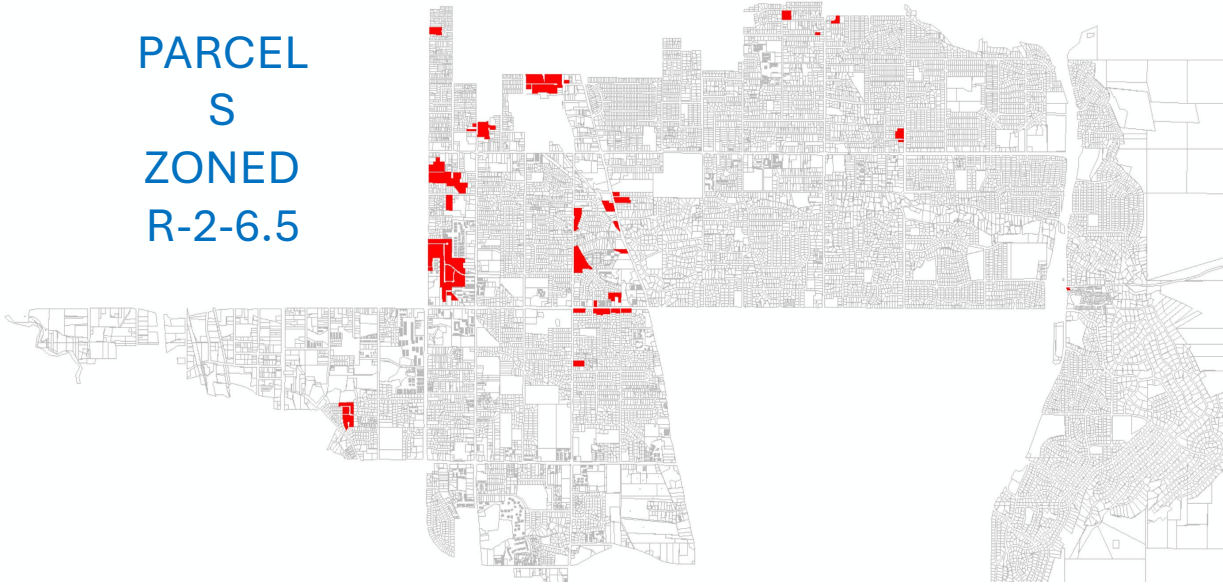


R-2 and R-4 Setback Changes

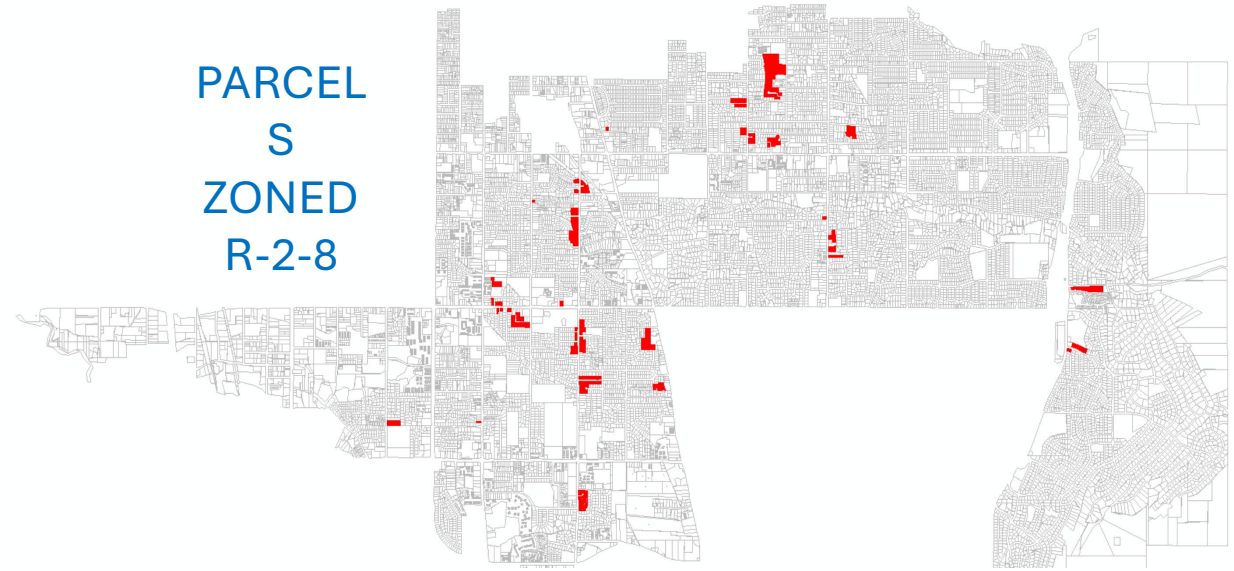
- What
 - Adjust setbacks to encourage front doors and porches for duplexes and fourplexes to extend in front of garages.
- Why
 - Facilitate more and better residential development in the R-2 and R-4 zones, particularly for owner-occupied properties.
 - Encourages facades that are not dominated by garages.
 - Similar to standards in Daybreak.
- Notes
 - We only have a handful of R-1-3, R-1-4, and R-1-5 zones in Millcreek.

R-2's and R-4 Zones

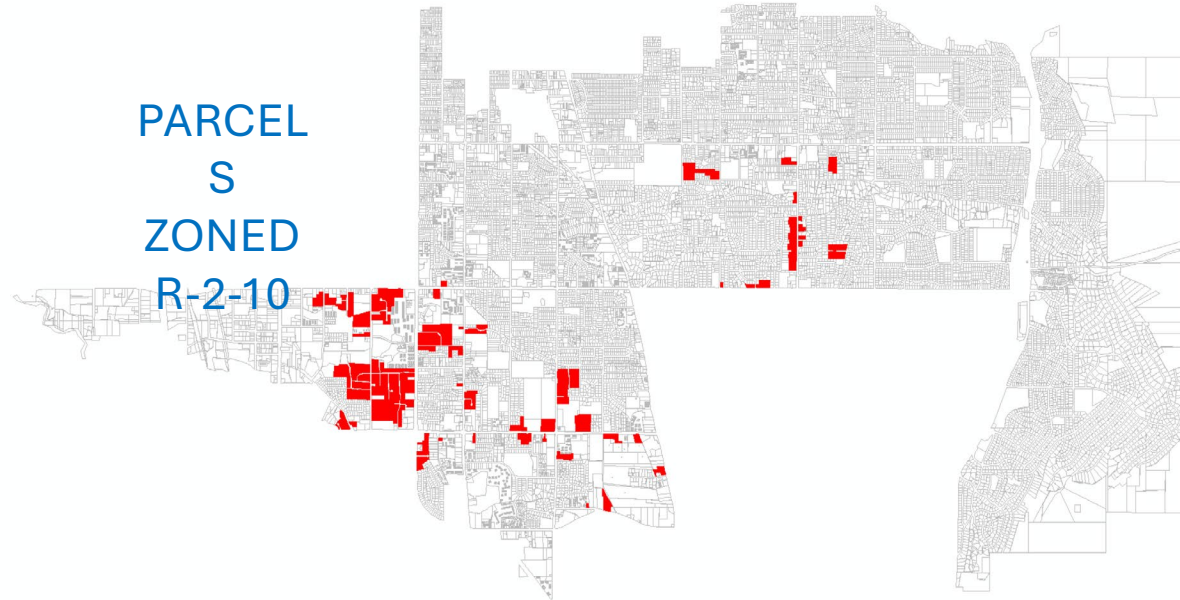
PARCEL
S
ZONED
R-2-6.5



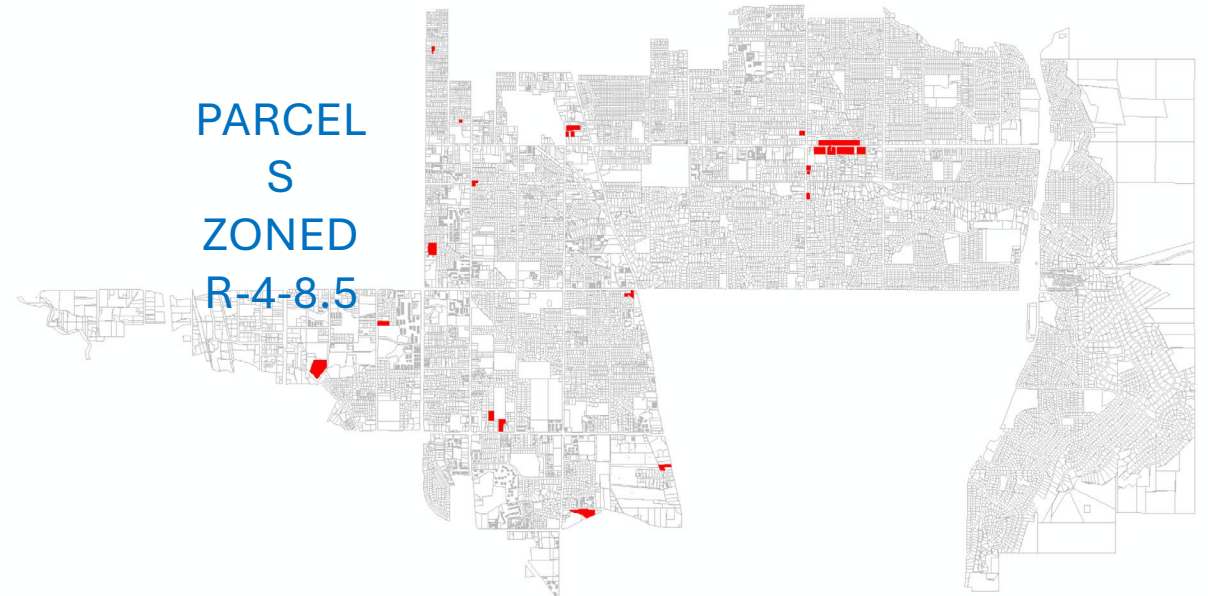
PARCEL
S
ZONED
R-2-8



PARCEL
S
ZONED
R-2-10



PARCEL
S
ZONED
R-4-8.5



Nonconformities

- What
 - Added standards for change of use and termination thresholds.
 - Adds standards for deteriorating structures that house nonconforming uses.
 - Distinguishes between the nature of the nonconformity in terms of expansions. Envelopes, setbacks, coverage all treated differently.
 - Adds clarity on what happens when a noncomplying structure is demolished.

Nonconformities

- Why
 - Each of these requested changes is a result of applications and inquiries received in the last year.
 - Further clarity and explanation will aid applicants, staff, and the hearing officer in making determinations.
 - We have thousands of noncomplying structures in Millcreek.
 - Navigating this ordinance consumes a significant amount of our day-to-day work.

Tree Preservation

- What
 - Reduced replacement requirement for certain circumstances.
 - Provides an option for off-site replacement of trees.
 - Tree fund
 - Adjacent properties by agreement.
 - Look-back provision: trees before development will count in the replacement analysis.

Tree Preservation

- Why
 - It's not feasible to require the replacement of 30+ trees on a small, 10,000 sf lot.
 - Off-site replacement is a “pressure valve” – allows for replacement of trees in places where they are desired.
 - Trees are often removed before an application is filed. These removals are not subject to the replacement standard, causing frustration.
 - A more robust tree preservation program is not feasible given staff and budget constraints.
 - We are exploring a citywide tree inventory, to lay the foundation for a possible forestry program in the future.
 - Denying development on the basis of tree preservation may be a regulatory taking.

Accessory Dwelling Units

- What
 - Changing and simplifying proof of residency requirements.
 - ADUs will be allowed associated with **single-household dwellings** in the FRE, R-2, R-4, and R-M zone. Currently, they are only allowed in the AG and R-1 zones. No other housing type can have an ADU.
- Why
 - Proof of residency requirements are contentious. We are tightening the screws a bit to ensure legislative intent is met.
 - State law requires this change.

Effective 11/6/2025

10-21-303. Internal accessory dwelling units.

(1) In any area zoned primarily for residential use:

(a) the use of an internal accessory dwelling unit is a permitted use;

Commercial Zone Automobile Standards

- What
 - Staff is proposing additional standards for auto oriented businesses in the commercial zones. Wrecked and inoperable vehicles and parts must be stored indoors.
- Why
 - Better standards will aid in ensuring code compliance.

Public Street or Municipal Utility Easement Vacation

- What
 - Currently a Planning Commission hearing is required. This requirement is removed. The City Council will be the sole body to hear and evaluate street and easement vacations.
- Why
 - Strictly speaking, it is not required by state statute that the planning commission hear these items.
 - Considerations are “good cause” and “adverse impacts” – not any land use regulation.
 - Streamlines the public decision-making process.

Title 14 and Title 18

- What
 - We are proposing moving some of the roadway standards into Title 14.
 - Standards pertaining to measuring setbacks from private streets will remain in 18.25.020
- Why
 - Street requirements should be all in one location, to aid applicants and staff in plan reviews.

Noticing Timelines

- What
 - Timelines for noticing major and minor subdivisions have been adjusted to align with other standards in the code.
- Why
 - Any item that goes before a planning commission will have a 21-day notice.
 - This allows time for the public open house, and public comment by interest groups and community councils.

MD Zone Open Space Requirements

- What
 - Current standards do not have a minimum or maximum open space requirement – it's 250 sf per unit.
 - New standard would allow for a minimum of 20% of the development site to be open space or 250 sf per unit, whichever is less.
- Why
 - Current standards make larger development impractical, including affordable housing.
 - New standard would align with CCOZ and commercial mixed use standards for open space.
- Notes
 - MD Zone is the highest density zone, and is only allowed in the Meadowbrook station areas.

Parking Standards

- What
 - Parking standards for senior housing will be the same as a general multi-household development standards.
- Why
 - Current standards are 0.5 spaces per unit. This is not sufficient parking for an independent living senior housing facility.
 - Other use types, such as assisted living, have reduced standards.

District Blade Sign

- What
 - Creates the option for one district blade sign, on the site of the proposed hotel/mixed use site.
 - District blade sign cannot have an electronic message center.
- Why
 - Site plan shows a similar sign.
 - Sign standards cannot be modified through development agreement; a separate approval is required.

District Blade Sign



Planned Unit Development Height Envelope

- What
 - Reinserts language from the previous code regarding height envelopes in PUDS.
- Why
 - While we don't approve PUDs anymore, we have many existing ones.
 - A building envelope based on each residence in a PUD would be infeasible, given how close they are to one another.

Height Projections

- What
 - Adds descriptive language and definitions around height projections in R-1, R-2, R-4, and AG zones.
- Why
 - Clarifies legislative intent around building envelopes.
 - Some applicants have challenged our standards for ambiguity.

Fencing

- What
 - Clarifies language on height measurement. Currently, an applicant is prohibited to build a berm to increase the height of a fence, but it is written in a way that is hard to enforce.
- Why
 - Clarifies legislative intent around fence heights.
 - Some applicants have challenged our standards for ambiguity.
 - We work with this code constantly.

Clear View

- What
 - Reinserts language from the old code to address clear view requirements where the right-of-way line may not be apparent.
- Why
 - Many roads lack sidewalks, and it can be difficult to ascertain a ROW line in the absence of a survey.
 - Code compliance requests the reinsertion of this language to aid in their duties.
 - We receive a lot of complaints about clear view.

Public Comment

- So far, we have received limited public comment on these proposed changes.
- Community council feedback recommends continuation to allow them additional time to consider changes.
- Significant concerns about the impact of an outdoor reception center – even as an accessory use.
- An applicant is supporting our proposed change for lot and parcel coverage.

Staff Recommendation

- Option 1: Motion to recommend to the City Council adoption of the proposed ordinance amendments as drafted by staff in File No. ZT-26-001, with the following additional changes:
 - 1. _____
 - 2. _____
- Option 2: Motion to continue to the next Planning Commission meeting, for additional consideration.





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





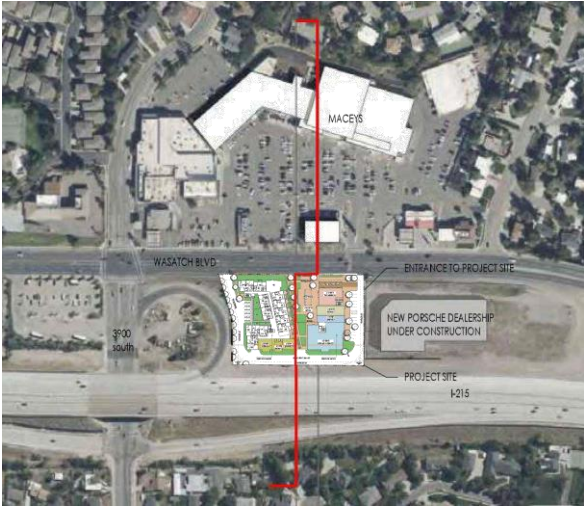
LIBERTY COVE





LIBERTY COVE





SITE AERIAL MAP (NOT TO SCALE)

ELEV. 5025' (TOP OF MACEYS)

41'4" PROPOSED HEIGHT, ELEV. 5016'4"

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - MACEYS + PROJECT SITE

41'4" PROPOSED HEIGHT, ELEV. 5016'4"

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

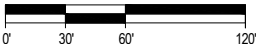
PROJECT SITE

WASATCH BLVD.

AURA CIRCLE CUL DE SAC, ELEV. 4935'

SITE SECTION - AURA CIRCLE + PROJECT SITE

SCALE: 1" = 30' - 0" (24"x36" SHEET)





VIEW LOOKING FROM WEST TO EAST





VIEW LOOKING FROM WEST TO EAST





ANTICIPATED VIEW LOOKING WEST
LEVEL 1





ANTICIPATED VIEW LOOKING WEST
LEVEL 2





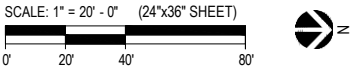
ANTICIPATED VIEW LOOKING WEST
LEVEL 3





ANTICIPATED VIEW LOOKING WEST
ROOF DECK





LIBERTY COVE							COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE								3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	657	7	7	10%	4,599	31%	
A2	1br/1ba	738	14	14	21%	10,332		
B0	2br/2ba	920	9	18	13%	8,280		
B1	2br/2ba	1,023	6	12	9%	6,138		
B2	2br/2ba/Flex	1,057	7	14	10%	7,399		
B3	2br/2ba/Den	1,089	14	28	21%	15,246	69%	
B3-ALT	2br/2ba/Den	1,120	7	14	10%	7,840		
B4	2br/2ba/Den	1,247	3	6	4%	3,741		
TOTALS			67	113	100%	63,575	100%	

UNIT AVERAGE NET SF : 949

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF : 949 S.F.

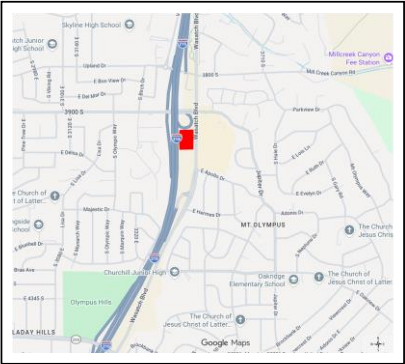
ACREAGE: 2.09 GROSS ACRES

DENSITY: 32.1 UNITS/ACRE

COMMERCIAL AREA	2,940.00 S.F.
COWBOY OFFICES	6,800.00 S.F.
LEASING	1,450.00 S.F.
OFFICES	2,000.00 S.F.
FITNESS	1,450.00 S.F.
CLUBROOM	1,140.00 S.F.
COWORK	603.00 S.F.

PARKING:

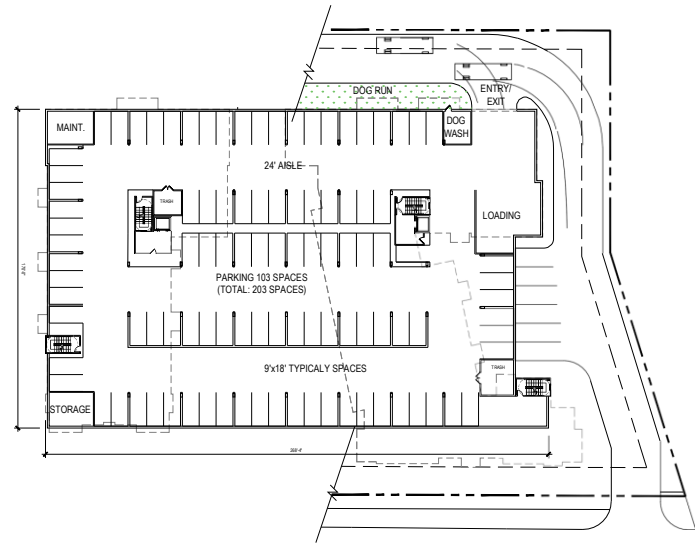
REQUIRED	172 SPACES
COMMERCIAL	59 SPACES (1/50 S.F.)
OFFICES	5 SPACES (1/1400 S.F.)
RESIDENTIAL	108 SPACES
PROVIDED	221 SPACES
GARAGE PARKING	202 SPACES
SURFACE PARKING	19 SPACES
	2.0 SPACES/BED
	3.3 SPACES/UNIT



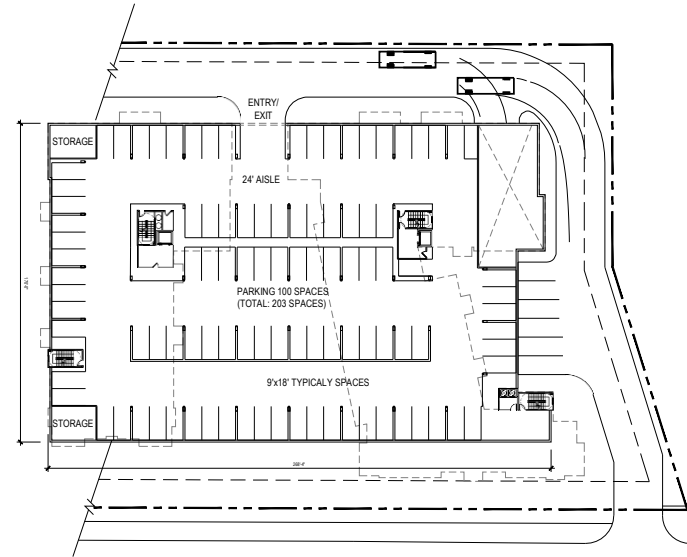
COVERAGE CALCULATION:	
BUILDING FOOT PRINT:	33,185 S.F. (36%)
DRIVE-PARKING:	23,369 S.F. (26%)
OPEN SPACE:	34,588 S.F. (38 %)
TOTAL LAND AREA:	91,142 S.F.

GROSS S.F. CALCULATION	
RESIDENTIAL:	81,312 S.F.
COMMERCIAL:	2,940 S.F.
OFFICES:	8,800 S.F.
LEASING:	1,450 S.F.
CLUBHOUSE & AMENITIES	3,388 S.F.
SUBTOTAL:	97,890 S.F.
GARAGES:	87,658 S.F.
TOTAL GROSS AREA:	185,544 S.F.

VICINITY MAP



BASEMENT 1



BASEMENT 2

SCALE: 1/32" = 1'-0" (24"x36" SHEET)

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS LLP

5336 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9038 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

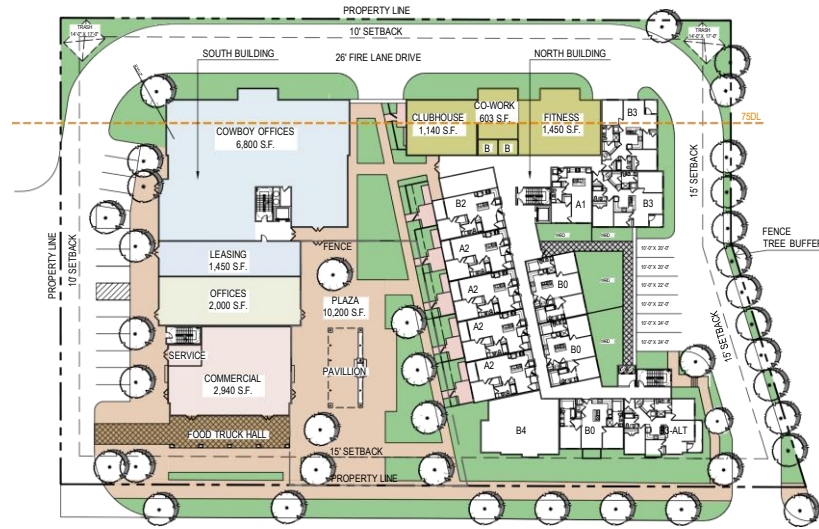
ISSUE
SD SET

SHEET DESCRIPTION
BASEMENT 1 & 2

JOB NUMBER
25120

DATE
Mar. 24, 26
DRAWN BY
G.CH. & J.A.

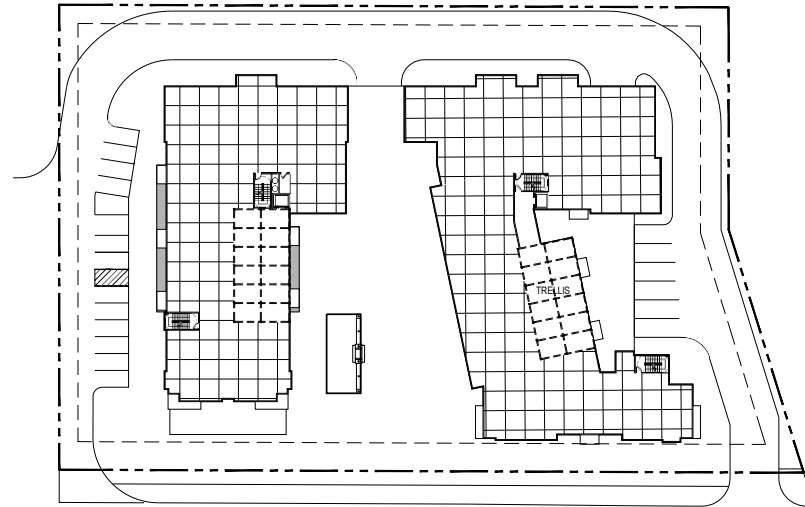
SHEET
A410



1ST. FLOOR



2ND. & 3 RD. FLOOR



ROOF LEVEL

SCALE: 1/32" = 1'-0" (24"x36" SHEET)

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5336 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9038 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

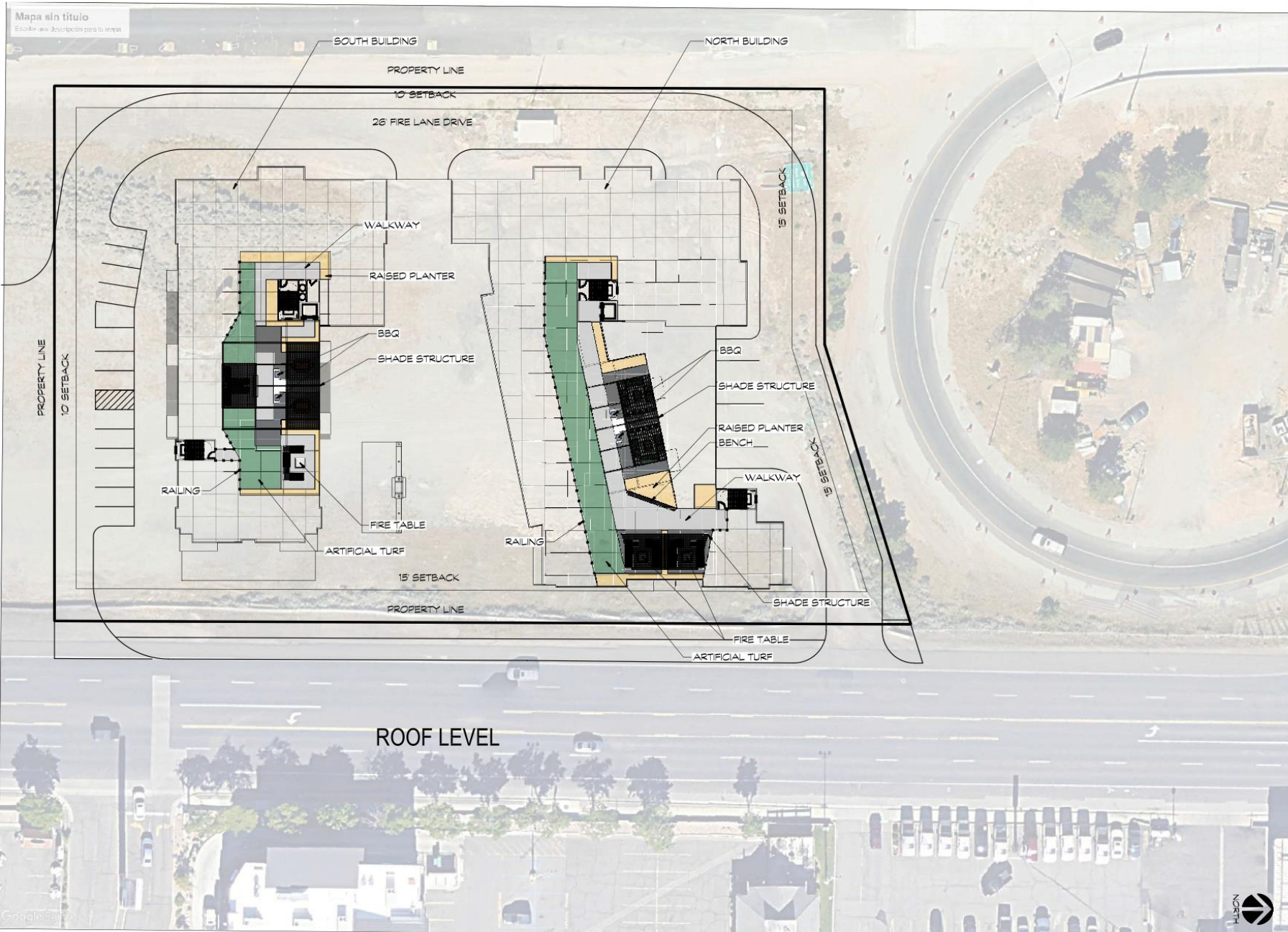
SHEET DESCRIPTION
FLOOR PLANS

JOB NUMBER
25120

DATE
Mar. 25, 26
DRAWN BY
G.CH. & J.A.

SHEET
A411

Mapa sin título
Escritura sin descripción para el mapa



GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE

LANDSCAPE DESIGNS CO.

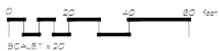
PROJECT TITLE

Liberty
Cove

3550 South Wasatch Blvd

Milcreek UT

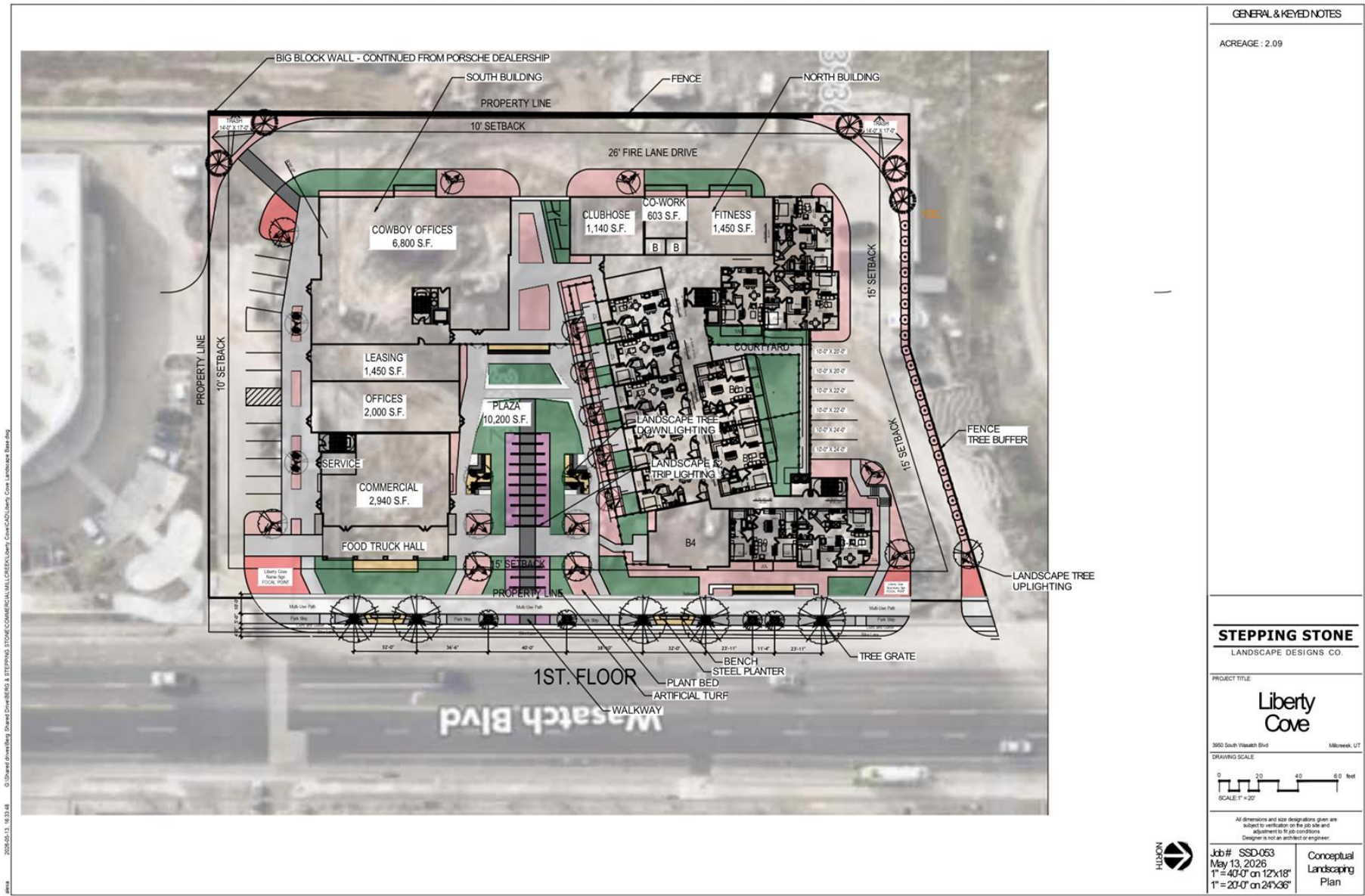
DRAWING SCALE



All dimensions and size designations given are
subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # SSD-053
April 16, 2026
1" = 40'-0" on 12"x18"
1" = 20'-0" on 24"x36"

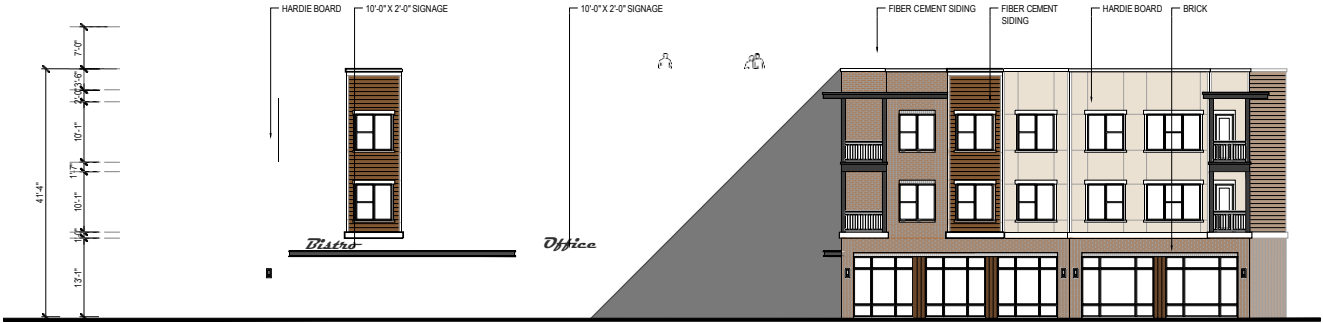
Conceptual
Roof Top
Plan



LIBERTY COVE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



MATERIAL CALCULATION:	
BRICK:	47% APROX.
F.C. SIDING:	10% APROX.
HARDIE BOARD:	43% APROX.
OPENING CALCULATION:	
WINDOWS:	33% APROX.

SOUTH BLDG. - NORTH ELEVATION



BRICK:
ACME BRICK
ALLENDALE- KING - HERITAGE



OR:
ACME BRICK
ABBEVILLE- QUEEN - HERITAGE



OR:
ACME BRICK
OYSTER COVE- QUEEN - HERITAGE



OR:
ACME BRICK
ROCKWELL- QUEEN - HERITAGE



OR:
ACME BRICK
SABLE OAK- QUEEN - HERITAGE



Idaho Drystack - Grey Quartzite
OR:
CORONADO STONE



Country Rubble - Aspen
OR:
CORONADO STONE



Eastern Mountain Ledge® - Provo Canyon Grey
OR:
CORONADO STONE



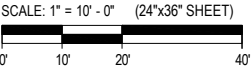
Eastern Mountain Ledge® - Palmetto Blend
OR:
CORONADO STONE



Eastern Mountain Ledge® - Dakota Brown
OR:
CORONADO STONE

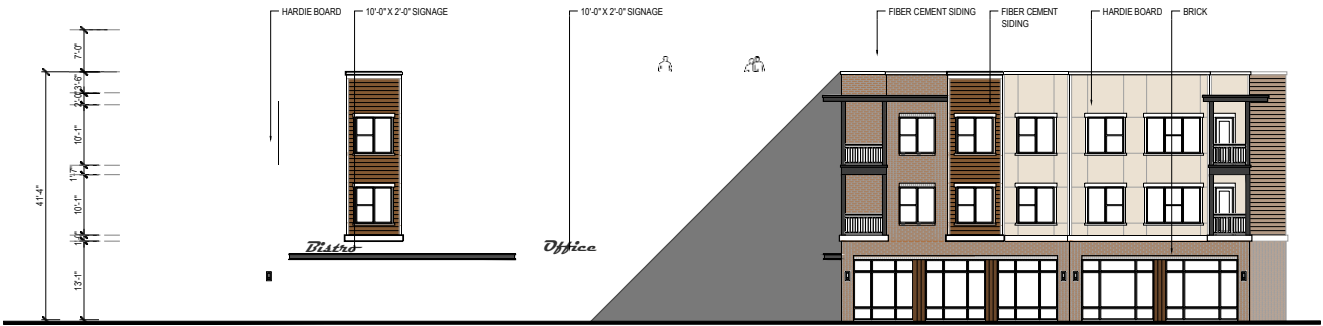


King 3 x 3 x 10



MASONRY SELECTION OPTIONS

NOTE:
SELECTED MATERIALS AND COLORS ARE PRELIMINARY TO SHOW COLOR FAMILY AND MATERIAL CHARACTERS. FINAL SELECTION ARE SUBJECT TO CHANGE AS LONG AS THEY ARE SIMILAR TO WHAT'S PRESENTED



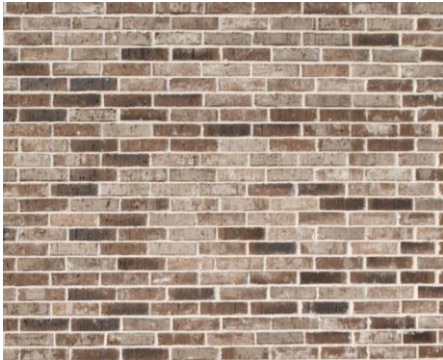
MATERIAL CALCULATION:

BRICK: 47% APROX.
F.C. SIDING: 10% APROX.
HARDIE BOARD: 43% APROX.

OPENING CALCULATION:

WINDOWS: 33% APROX.

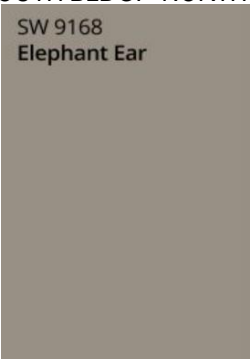
SOUTH BLDG. - NORTH ELEVATION



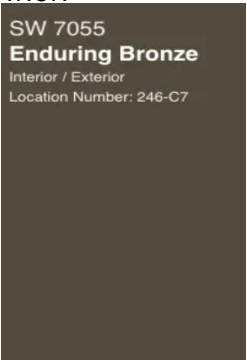
BRICK:
ACME BRICK
ALLENDALE- KING - HERITAGE



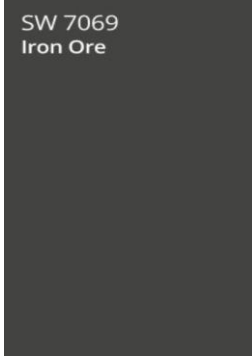
FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



HARDI BOARD COLOR:
MAIN FIELD
SW 9168



HARDI BOARD COLOR:
ACCENT
SW 7055



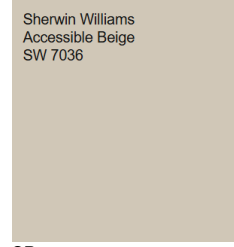
METAL RAILING/AWNING COLOR:



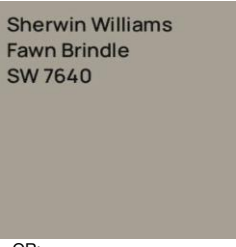
OR:
ACME BRICK
ABBEVILLE- QUEEN - HERITAGE



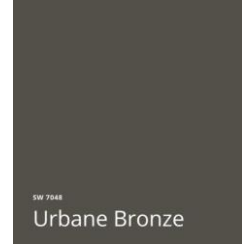
OR:
ALLURA WOODTONE
SUMMER WHEAT



OR:
MAIN FIELD
SW 7036



OR:
ACCENT
SW 7640



OR:
METAL
SW 7048

SCALE: 1" = 10' - 0" (24"x36" SHEET)

MATERIAL AND COLOR SELECTIONS

NOTE:
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QUESTIONS

