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

Millcreek City Hall
1330 East Chambers Avenue
Millcreek, Utah 84106
Millcreekut.gov
801-214-2700

ZM-26-011

CITY COUNCIL STAFF REPORT

(Frist Reading)

Meeting Date:	7/13/2026
Applicant:	Lee Dial/Cowboy Partners
Re:	Rezone/Development Agreement
Property Address:	3962 S Wasatch Blvd
Prepared By:	Brad Sanderson, AICP, Planning Manager
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST:

Lee Dial, on behalf of Cowboy Partners, has filed a Rezone land use application seeking approval to modify the **Olympus Hills West Village Center Special District (OHW-VCSD) Zone** by adding a **Development Agreement** to a parcel already within the zone, located at 3962 South Wasatch Blvd (immediately north of the Porche Dealership).

The Development Agreement contemplates a mixed-use development proposal which includes design criteria standards, a list of general uses (office, residential, and retail) along with conceptual design or exhibits pertaining to site plan layout, building mass, scale, height and materials, landscaping, lighting, signage, and frontage improvements along Wasatch Blvd, etc. (see supporting documents, attached)

FINDINGS:

1. The Olympus Hills West Village Center Special District (OHW-VCSD) Zone was created in 2003 along with a Master Development Agreement, at the time when the Porche Dealership was proposed.
2. The Master Development Agreement required the owner/developer to produce design concepts showing general uses, building forms, streetscapes, open spaces, etc. for the multiuse portion of the project.

3. The Master Development Agreement contemplated an extensive public outreach period and process together public input and a later additional development agreement that would need to be approved for each individual phase of property development, located within the (OHW-VCSD) Zone.
4. Near the end of 2024 and into early 2025, Cowboy Partners held multiple open houses, and public meetings to gather public input.
5. The site plan layout has since been updated and modified to include a second vehicular access near the northeast corner of the property. Building materials have been updated. There is an overall decrease in building square footage - including residential units.
6. By comparison, the original concept plans contemplated 7,000 square feet of Commercial space (4,000sqft of restaurant and 3,000sqft of a retail), 11,000 sqft of Office, 10,000sqft of Open Space, 74 Residential units.
7. The ratio of uses and parking is relatively similar between the previous and current proposals.
8. The proposed concepts maintain the same open space and building heights as previously contemplated.
9. Staff is suggesting the following items (terms and exhibits) be included as part of a Development Agreement:
    1. Uses shall include the following:
        a. Restaurant - Minimum 4,000 sqft. sit-down restaurant(s),
        b. Office - Between 5,000-8,000sqft of Professional Office Space,
        c. Open Space - Minimum 10,000sqft of contiguous landscaped usable area,
        d. Residential - Between 65 to 70 residential units,
        e. Parking - Minimum of 220 Parking Spaces.

    2. Exhibit A - Site Plan Layout
    3. Exhibit B - Building Mass, Orientation, Elevations including materials and colors
    4. Exhibit C - Landscape Plan
    5. Exhibit D - Lighting Plan
    6. Exhibit E - Signage Plan
    7. Exhibit F - Amenities Plan
    8. Exhibit G - Frontage Improvements

10. The intensity of the proposed development is being decreased, in comparison to the original 2024-25 proposal, thus the potential traffic impacts would likely be less than what was anticipated when the original 2024 traffic study was conducted; nonetheless, an amended traffic study was commissioned in June 2026 based on the updated concept plans (see summary attached).
11. The city is in process of making improvements to Wasatch Blvd. some of these improvements will begin Summer 2026, however, due to timing, only temporary improvements are anticipated along the frontage of this project. The developer will be expected to remove such temporary improvements and replace them with permanent frontage improvements as part of their project.
12. A Neighborhood meeting was held April 27th on the adjacent property, with less than ten attendees.
13. An Open House was held on May 5th to discuss the proposed updated concept plans. There were several individuals who attended the Open House. Concerns generally pertained to viewshed obstructions, exterior light, sound reflection, building reflection, privacy, frontage improvements, and traffic impacts (see comments).

CONCLUSIONS:

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

1. In 2024, the OHW-VCSD Zone was established with a Master Development Agreement, and contemplated a separate sub-development agreement, specific to this site, in anticipation of establishing a mixture use site with a site plan layout, and building height & massing, lighting, signage, landscaping, etc.
2. Concept design and public outreach/input took place over a period of several months to gather input for a mixed-use development.
3. The developer is required to process a secondary development agreement for this specific phase of the development for the purpose of including more detailed concept plans.
4. While the intensity of the proposed development has decreased, the overall proposed concepts seem to meet the general intent of the Master Development Agreement in terms of uses, layout, open space, and building(s) – setbacks, height, massing, and scale.
5. General impact on public infrastructure and services is anticipated to remain the same and even decrease from the development that was originally anticipated for this site, when considered a year ago.
6. If approved the owner/developer will still need to obtain site plan approval by staff.

RECOMMENDATION:

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 (OHW-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.

The Millcreek Planning Commission held public hearings on May 20, 2026, and June 17, 2026. Upon receiving public comments and considering the proposal, the Planning Commission moved to recommend approval of File Number ZM-26-011, to the City Council to supplement the OHW-VCSD Zone with a development agreement, allowing a Mixed-Use Development on property located at 3962 S Wasatch Blvd, as recommended by Staff - **The motion passed unanimously**.

SUPPORTING DOCUMENTS:

- Location Map
- Original Concept Plans

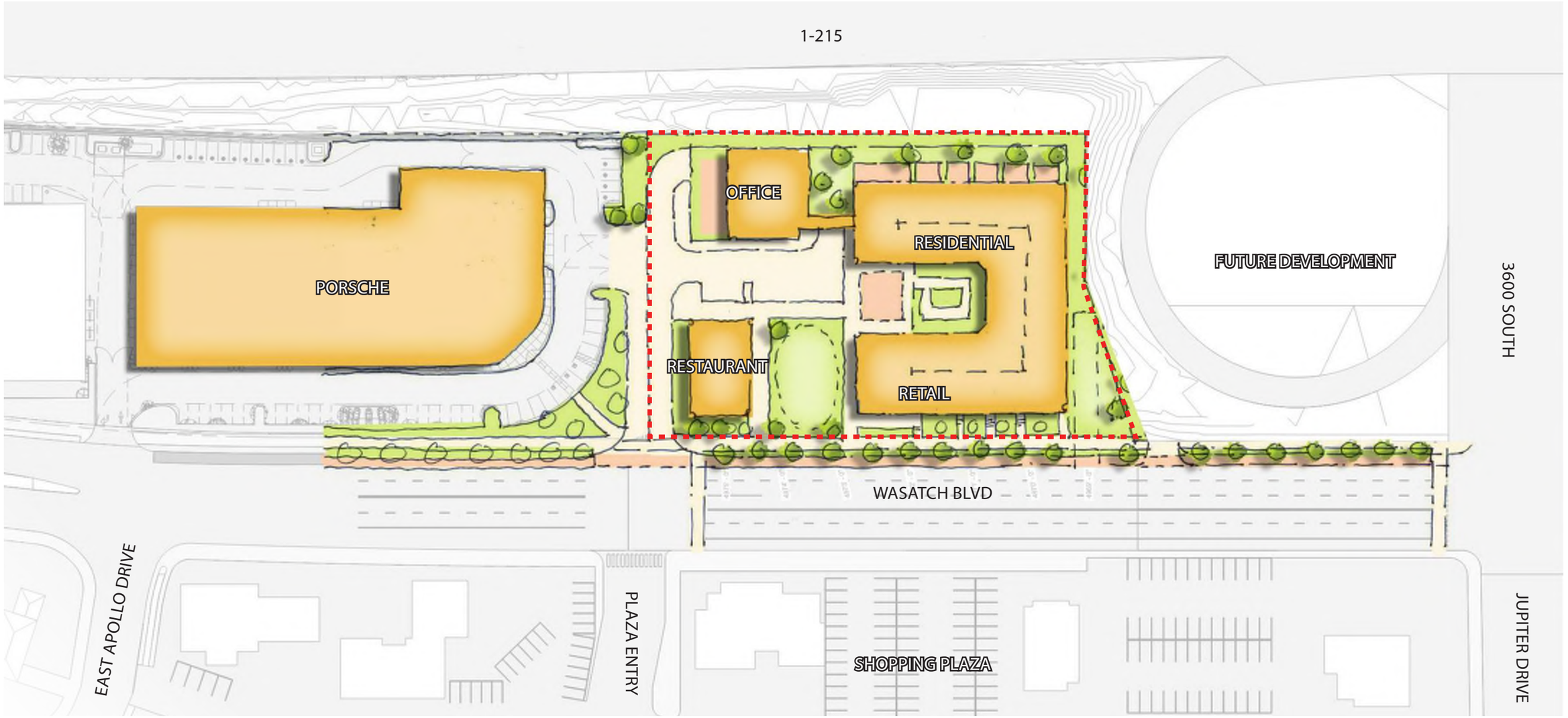
Request: Rezone & Development Agreement **ZM-26-011**

- Proposed Concept Plans
- Development Agreement
- Written Public Comments

Aerial Map
Subject Property
Wasatch Blvd
3900 S
Jupiter Dr
Aurora Cir
Achilles Dr
Parkview Dr
N

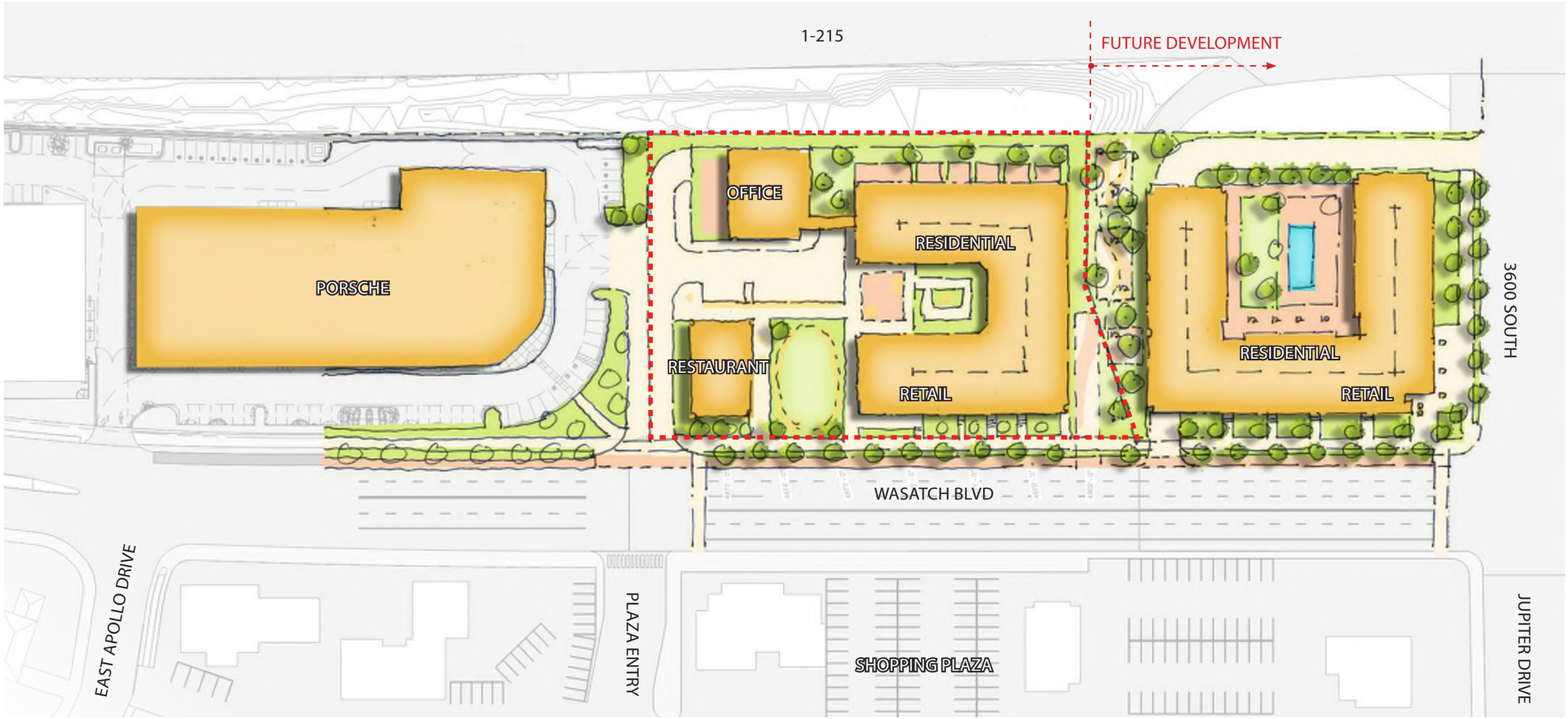
Original Concept

CONCEPT
SITE PLAN



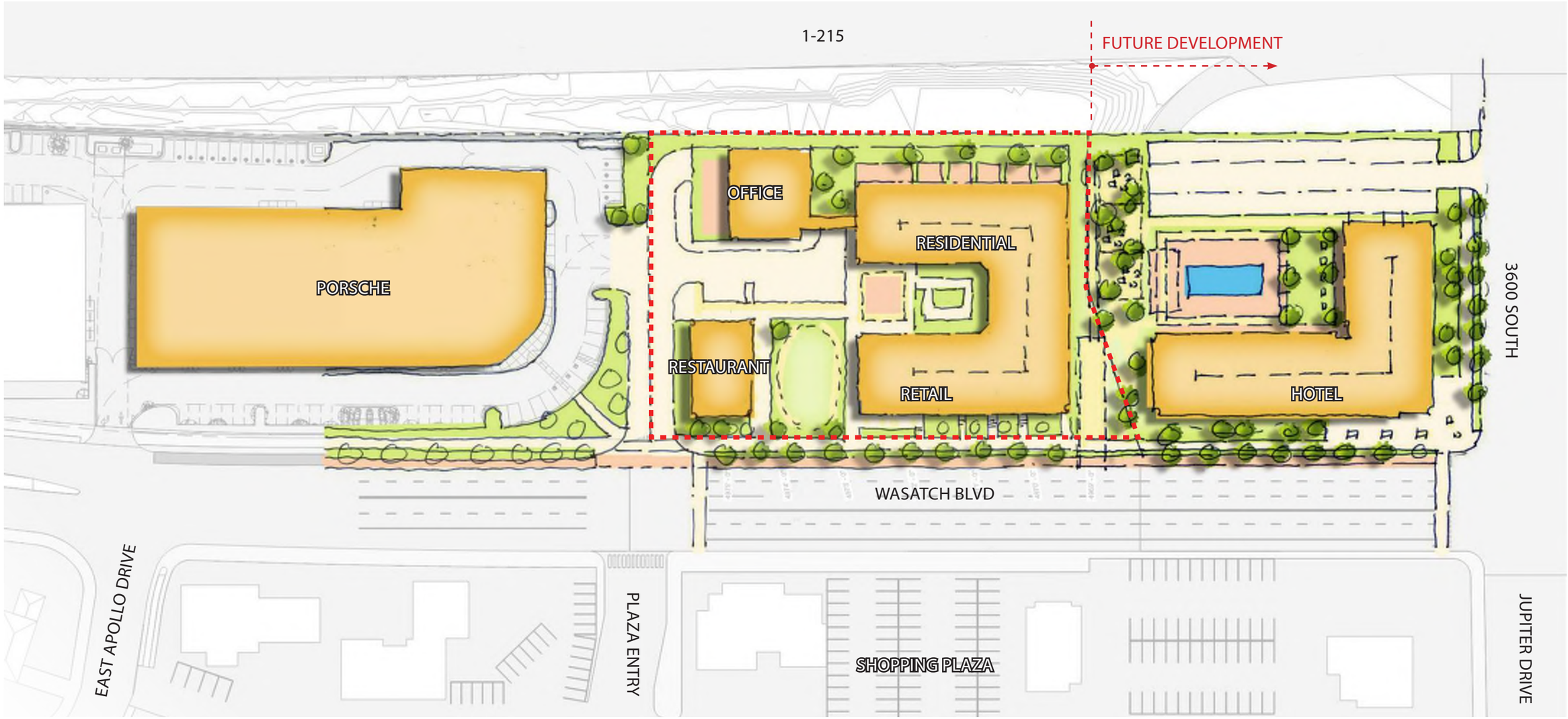
Original Concept

CONCEPT
MASTER PLAN CONCEPT - RESIDENTIAL OPTION



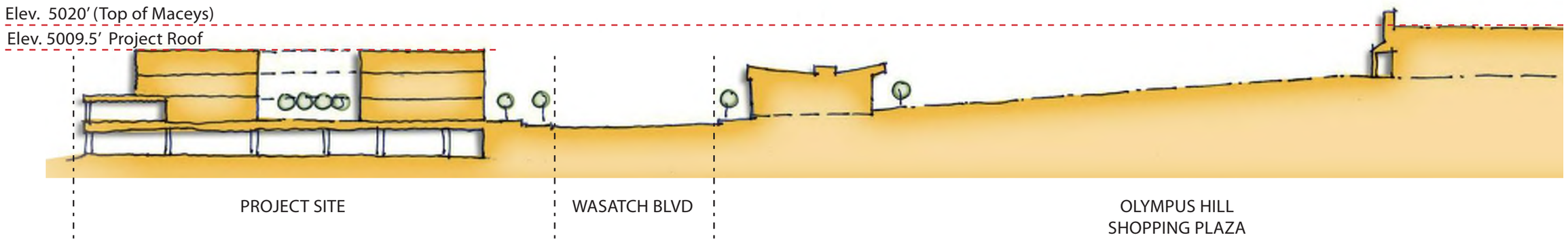
Original Concept

CONCEPT
MASTER PLAN CONCEPT - HOTEL OPTION



Original Concept

CONCEPT
SITE SECTION



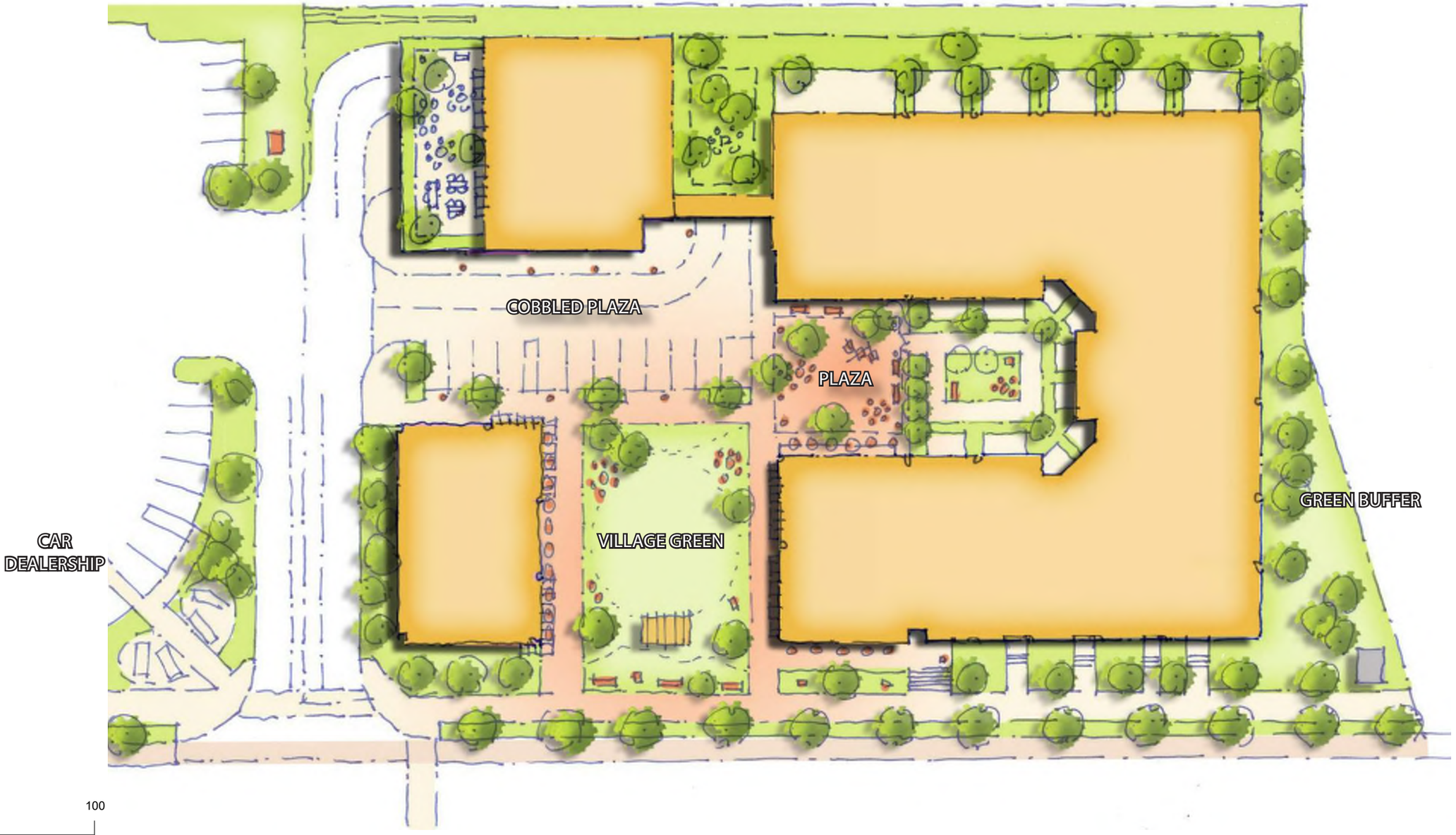
Original Concept

CONCEPT
CONCEPT VISION

©AE7 PITTSBURGH 2024

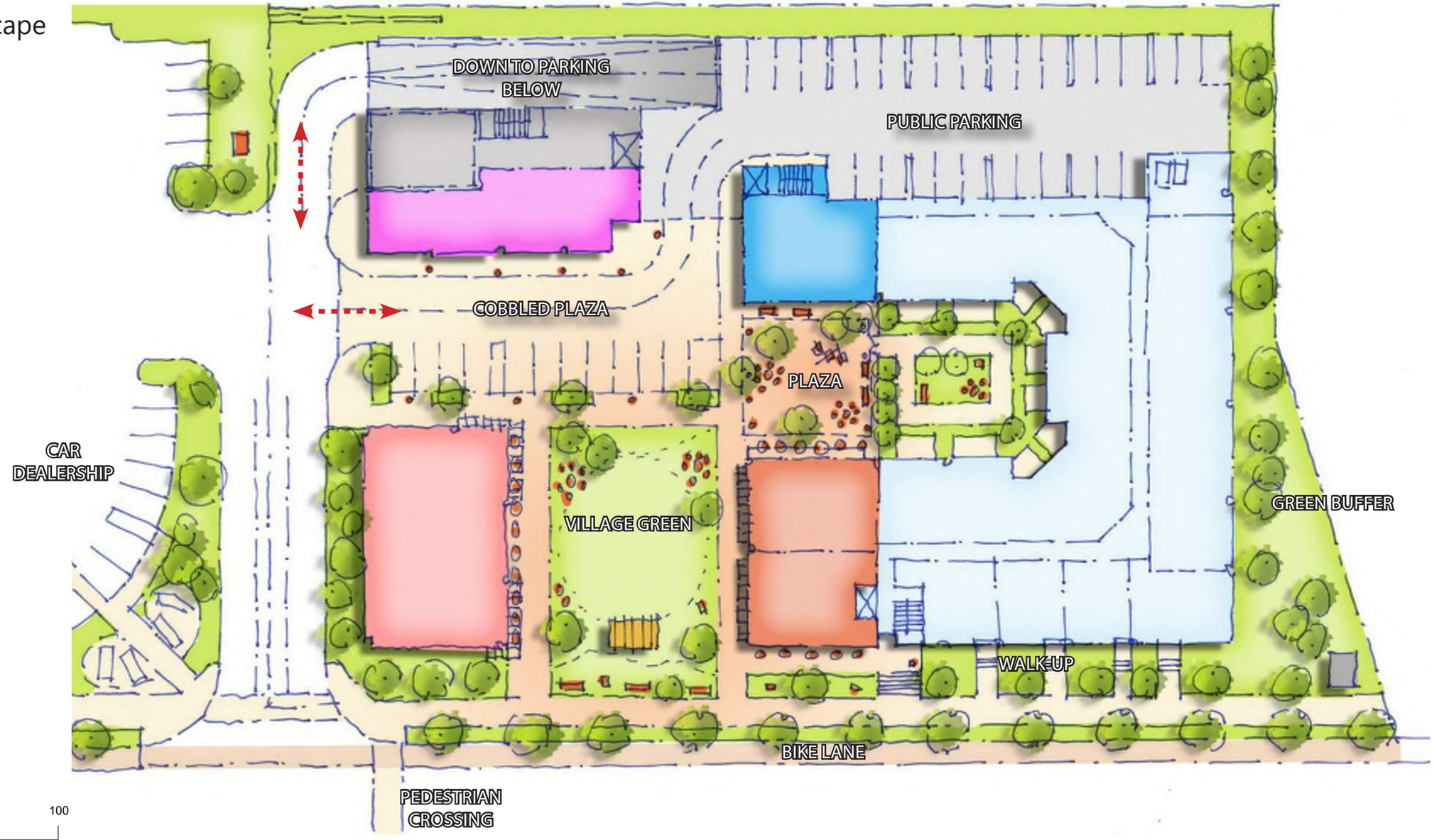
Original Concept

Concept
Site Plan



Original Concept

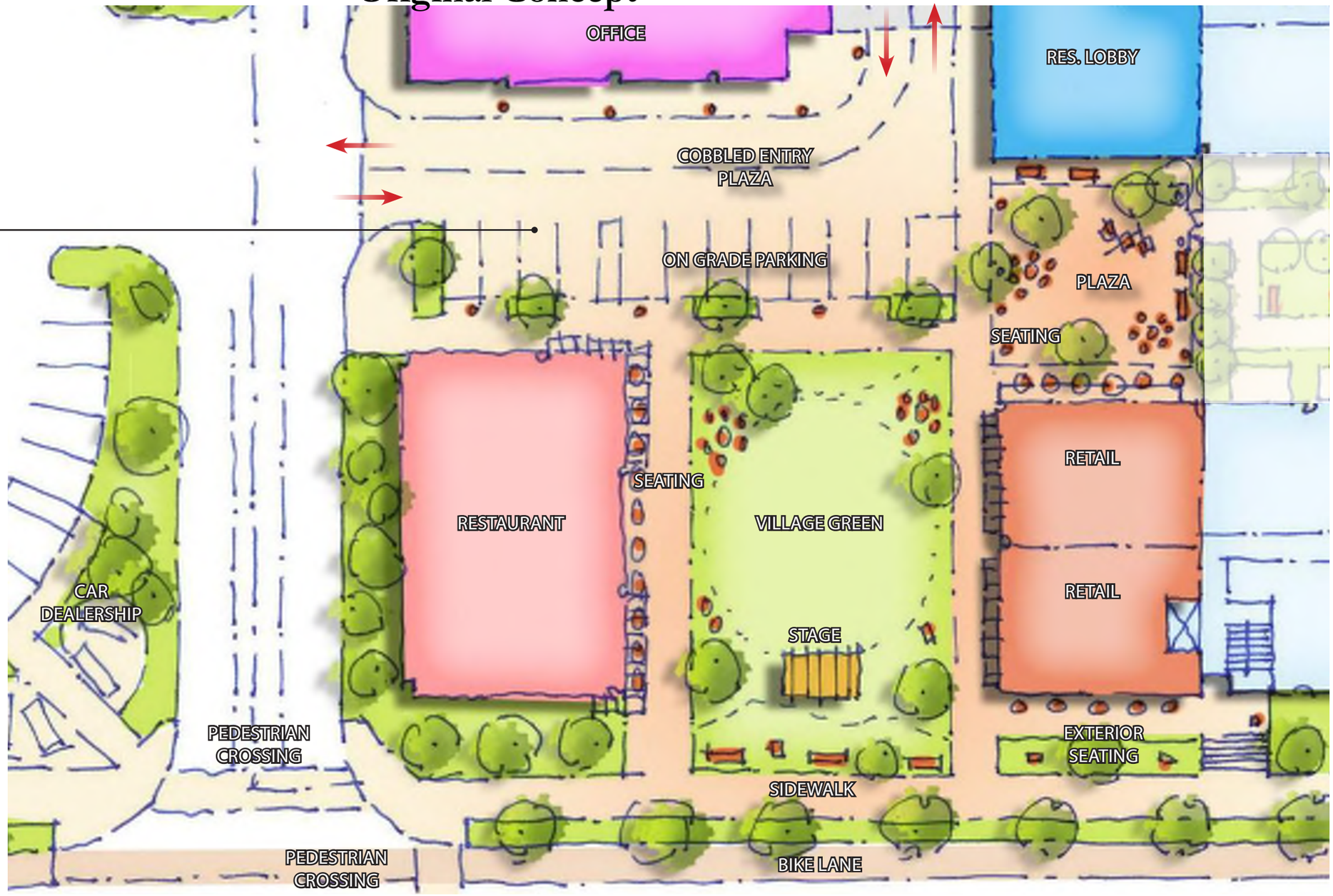
Concept
Ground Plan & Landscape



Original Concept

Concept
10,000 SF Open Space Plan

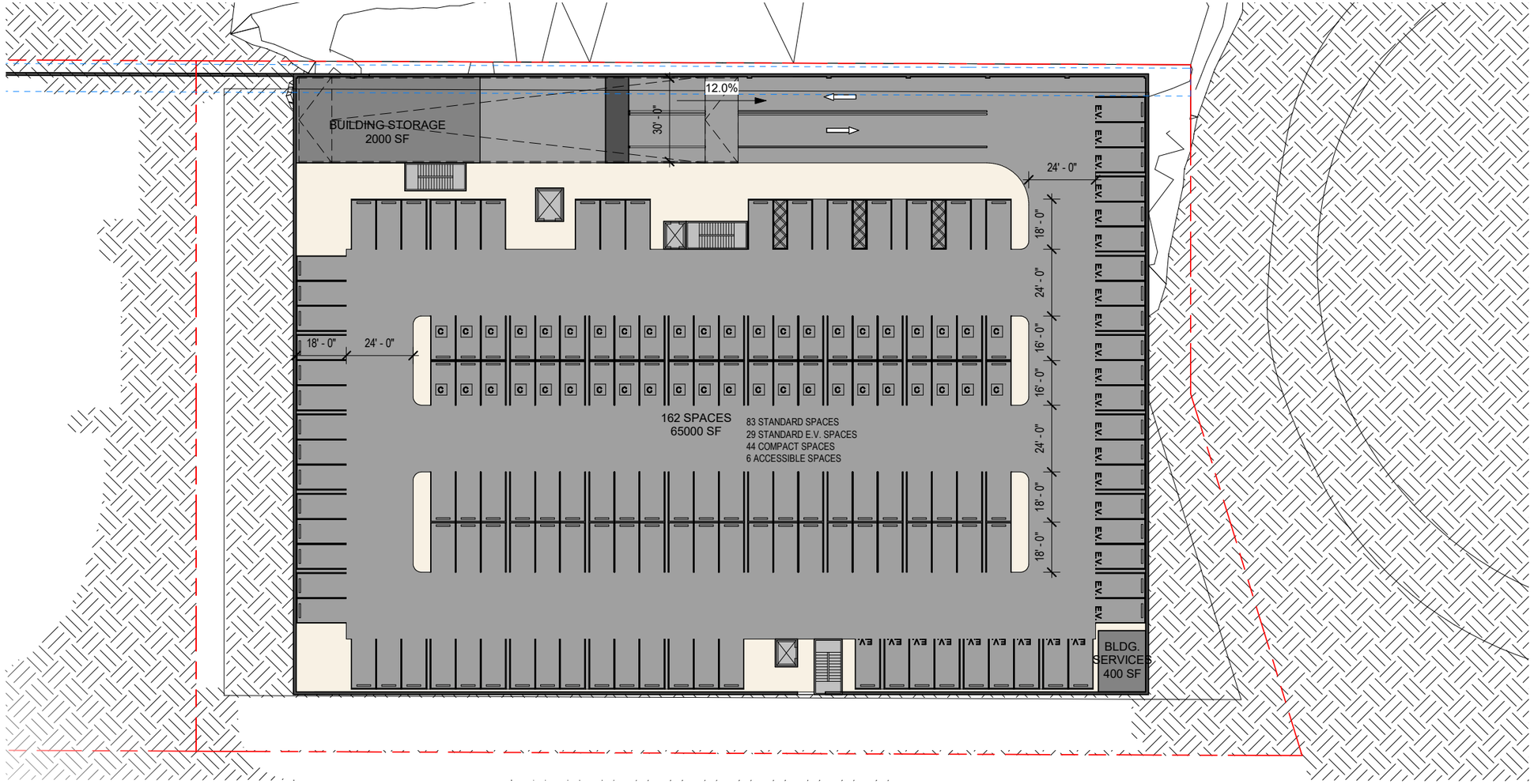
Cobbled plaza can be turned into pedestrain plaza for food truck events, farmers market, or larger community events.



N

Original Concept

CONCEPT
BASEMENT PARKING PLAN



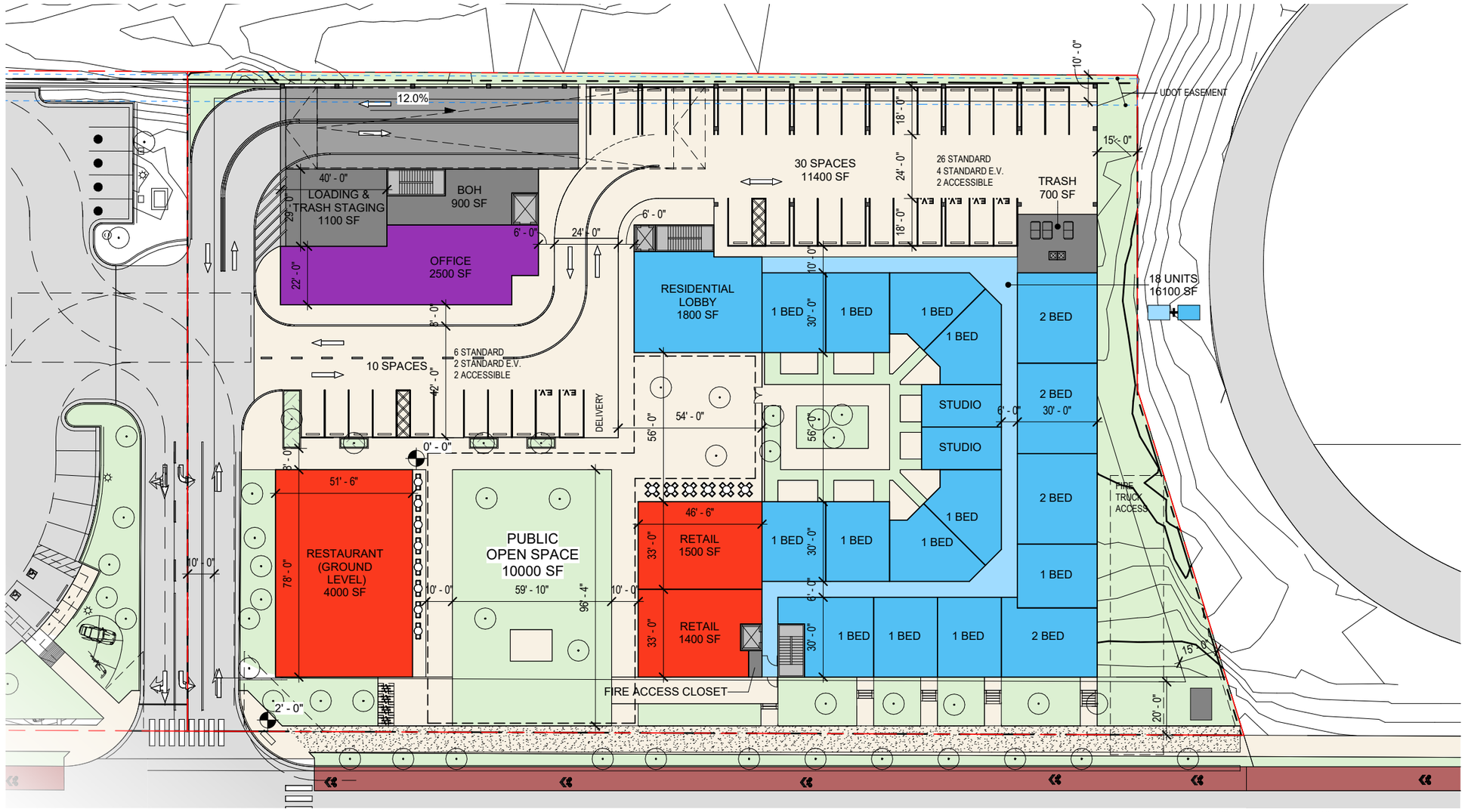
- APARTMENTS
- AMENITIES / CIRCULATION
- OFFICE SPACE
- GREEN SPACE
- RESTAURANT / RETAIL
- PARKING

0 20 40 60 100

N

Original Concept

CONCEPT
FIRST FLOOR PLAN

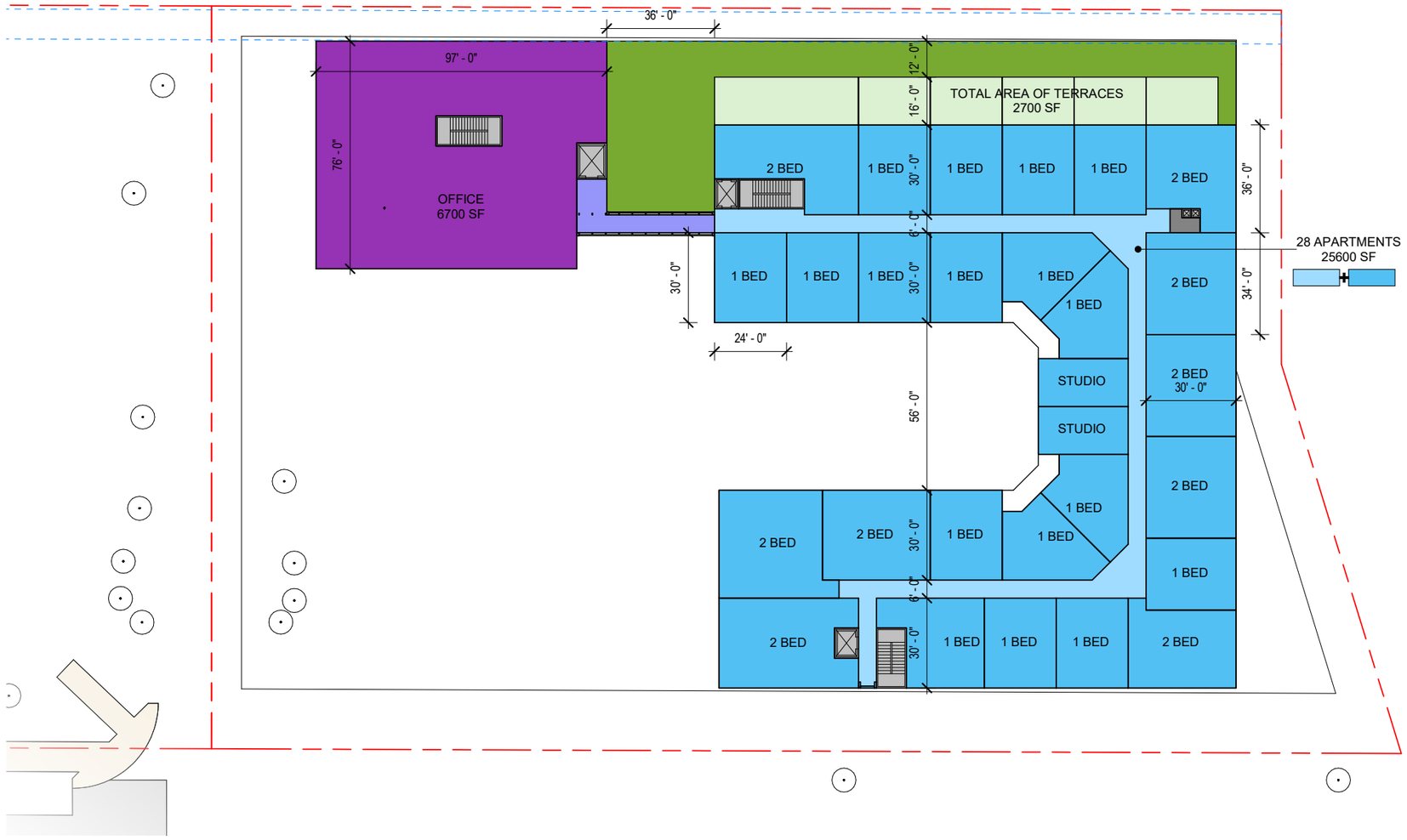


18 UNITS

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

Original Concept

CONCEPT
SECOND FLOOR PLAN



28 UNITS

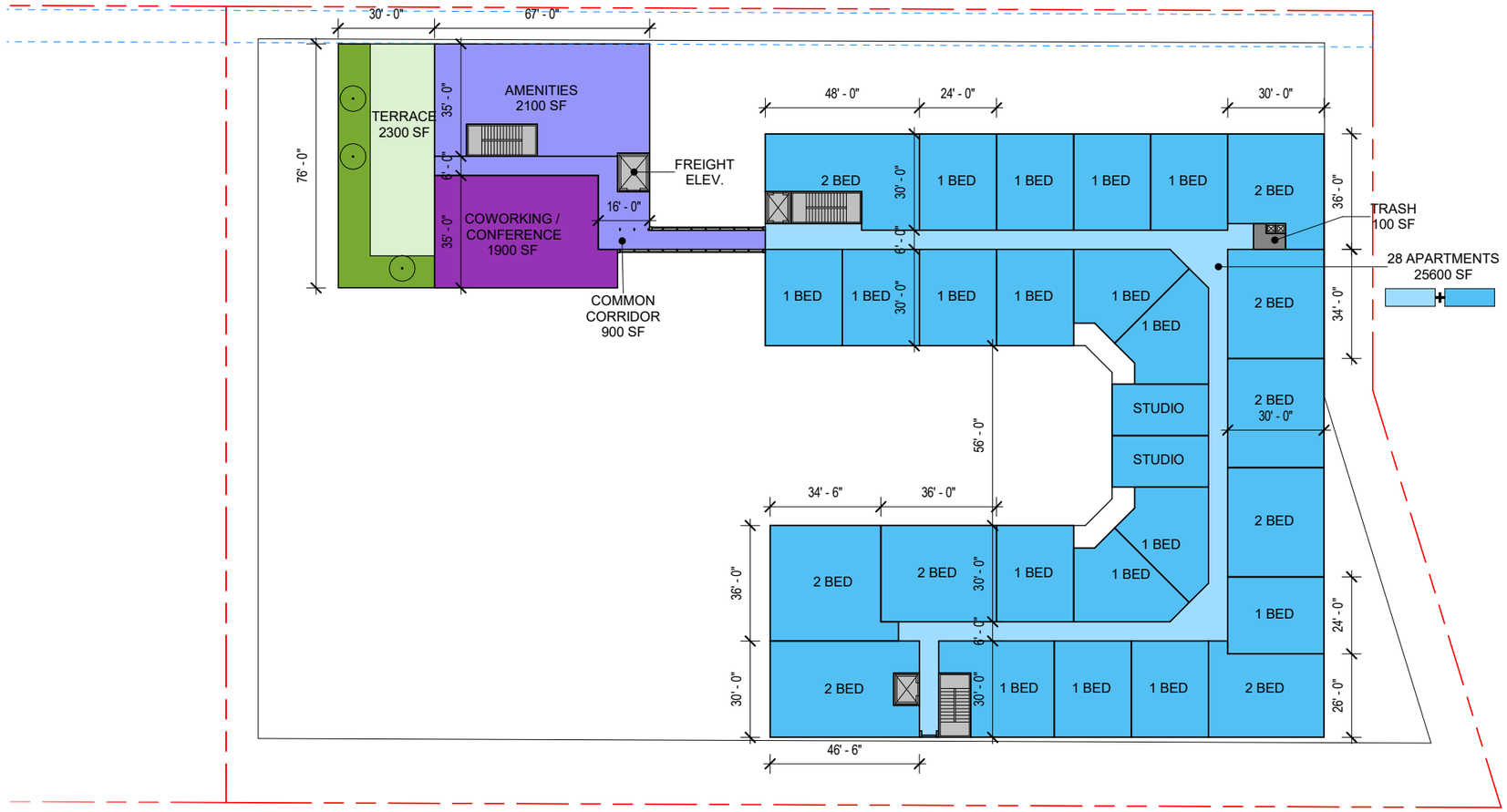
- APARTMENTS
- AMENITIES / CIRCULATION
- OFFICE SPACE
- GREEN SPACE
- RESTAURANT / RETAIL
- PARKING

0 20 40 60 100

N

Original Concept

CONCEPT
THIRD FLOOR PLAN



28 UNITS

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

0 20 40 60 100

N

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 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

*Area of Stair and Elevator Towers on One Level

											Studio %	1 Bed %	2 Bed %		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	
Units: Feet, Square Feet											8.1%	62.2%	29.7%		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%

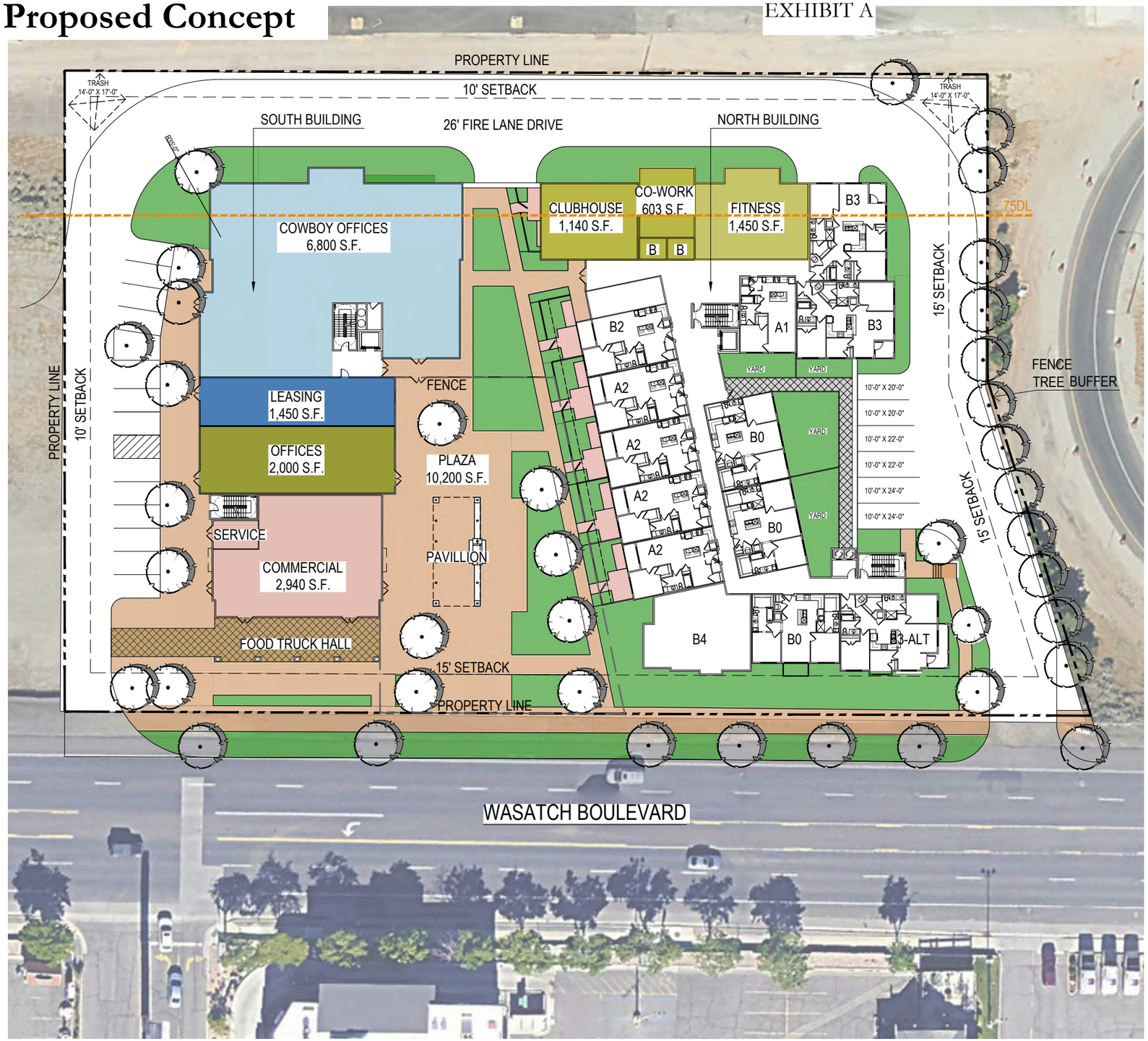
Minimum Parking Requirements	Assumptions	Required Parking
Restaurant (1 per 150 sf of seating area)	Seating area 40%	11
Retail Sales & Shopping (1 per 300 sf gross up to 20k sf, then 1 per 1000 sf)		10
Apartments (1 per studio, 1.25 per 1 bed, 2 per 2+bed, 0.25 per unit for visitors)		126
Office (1 per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

Proposed Concept

EXHIBIT A



SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

N

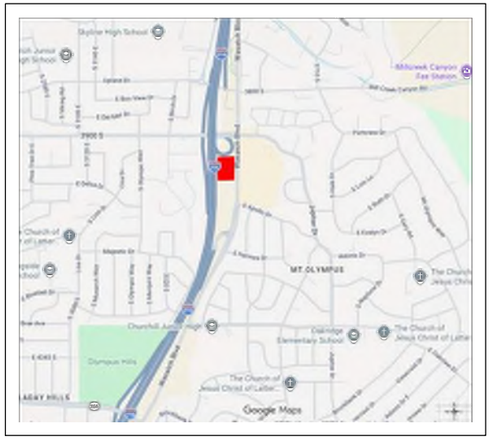
LIBERY COVE						COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE							3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	657	7	7	10%	4,599	31%
A2	1br/1ba	738	14	14	21%	10,332	
B0	2br/2ba	920	9	18	13%	8,280	69%
B1	2br/2ba	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



VICINITY MAP

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.**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT: **COWBOY**

PROJECT INFO: **LIBERTY COVE** MILLCREEK, UTAH

ISSUE: **SD SET**

SHEET DESCRIPTION: **SITE PLAN** **SCHEME 05**

JOB NUMBER: **25120**

DATE: **Mar. 25, 26**

DRAWN BY: **G.CH. & J.A.**

SHEET: **A201**

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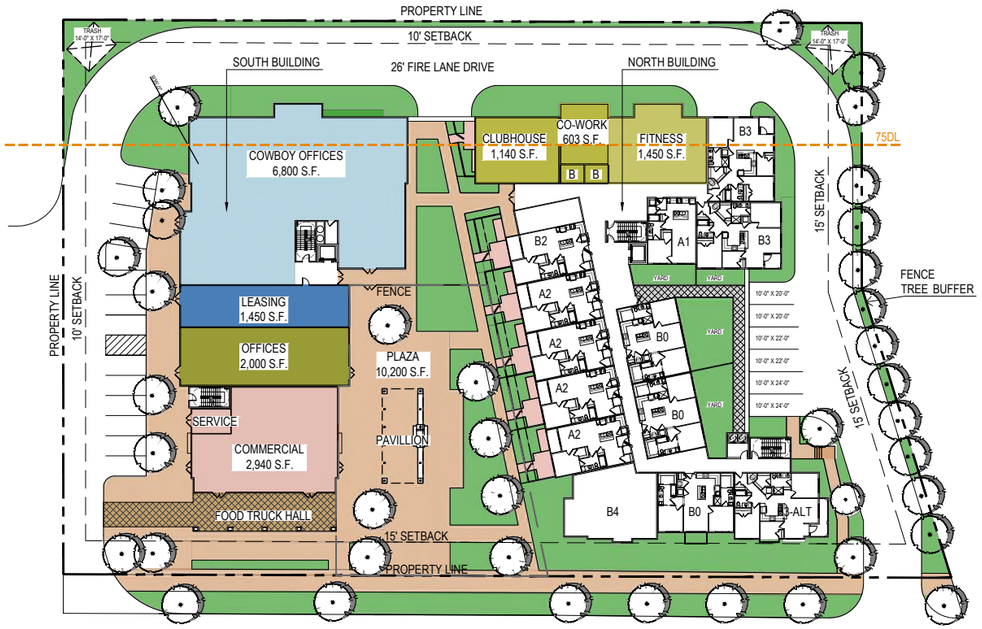
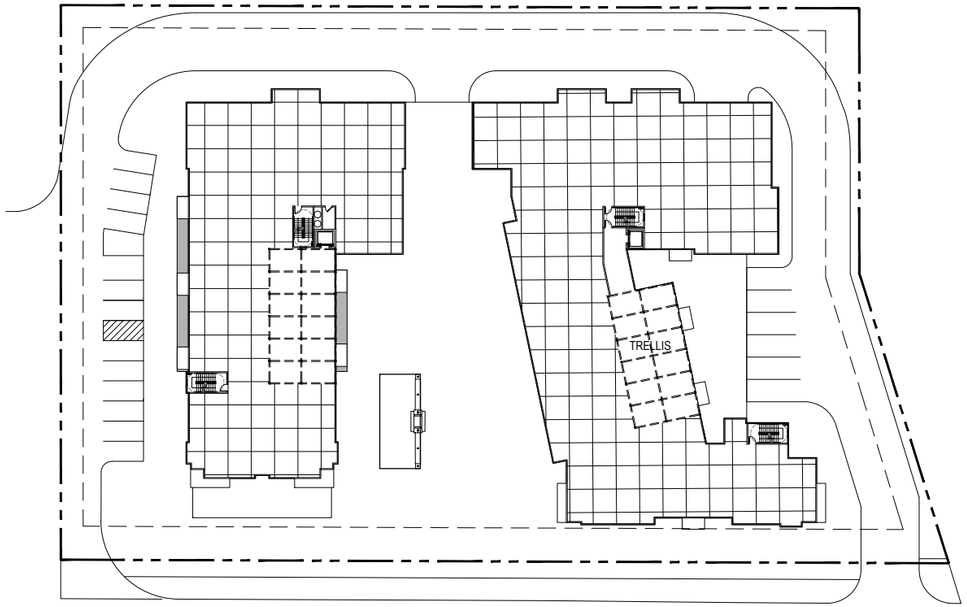
Proposed Concept



1ST. FLOOR

2ND. & 3 RD. FLOOR



ROOF LEVEL

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

0' 32' 64' 128'

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ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT
COWBOY

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

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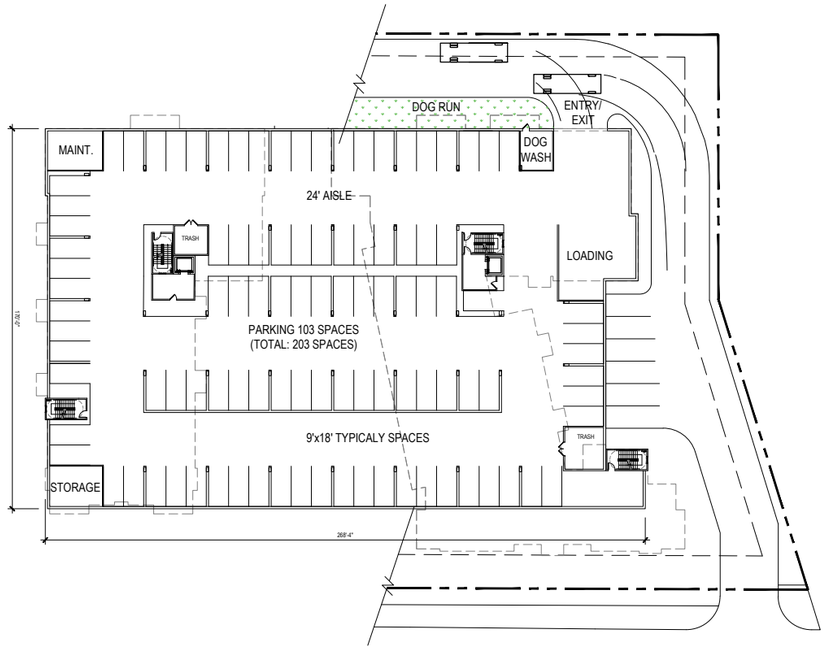
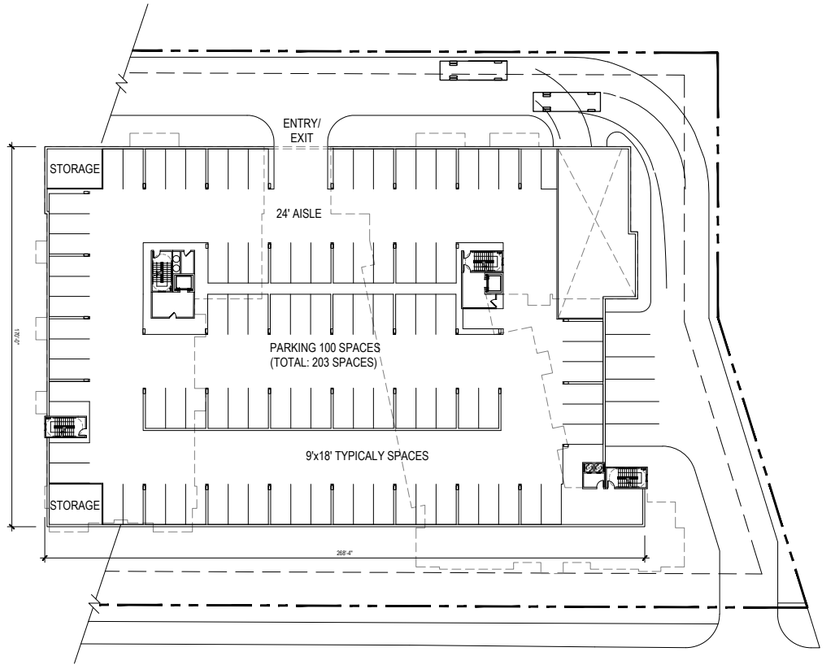
Proposed Concept



BASEMENT 1



BASEMENT 2

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

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT
COWBOY

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

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Proposed Concept

EXHIBIT B

SOUTH BLDG. - NORTH ELEVATION

MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS:	33% APROX.

SOUTH BLDG. - EAST ELEVATION

MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS:	33% APROX.

NORTH BLDG. - EAST ELEVATION

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)

0' 10' 20' 40'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT: COWBOY

PROJECT INFO: LIBERTY COVE, MILLCREEK, UTAH

ISSUE: SD SET

SHEET DESCRIPTION: ELEVATIONS

JOB NUMBER: 25120

DATE: Mar. 25, 26

DRAWN BY: G.CH. & J.A.

SHEET: A412

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Proposed Concept

SOUTH BLDG. - SOUTH ELEVATION

MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS:	29% APROX.

NORTH BLDG.

MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS:	21% APROX.

SOUTH BLDG.

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)

0' 10' 20' 40'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT: COWBOY

PROJECT INFO: LIBERTY COVE, MILLCREEK, UTAH

ISSUE: SD SET

SHEET DESCRIPTION: ELEVATIONS

JOB NUMBER: 25120

DATE: Mar. 25, 26

DRAWN BY: G.CH. & J.A.

SHEET: A413

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Proposed Concept

NORTH BLDG. - NORTH ELEVATION

MATERIAL CALCULATION:

BRICK:	50% APROX.
F.C. SIDING:	12% APROX.
HARDIE BOARD:	38% APROX.

OPENING CALCULATION:

WINDOWS:	18% APROX.

NORTH BLDG. - SOUTH ELEVATION

MATERIAL CALCULATION:

BRICK:	31% APROX.
F.C. SIDING:	24% APROX.
HARDIE BOARD:	45% APROX.

OPENING CALCULATION:

WINDOWS:	30% APROX.

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

0' 10' 20' 40'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
ELEVATIONS

JOB NUMBER
25120

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

SHEET
A414

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Proposed Concept

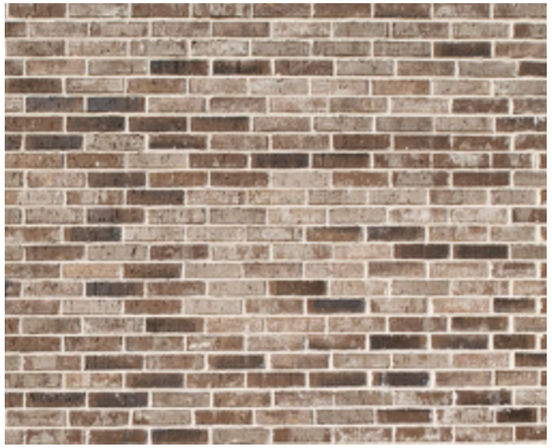
SOUTH BLDG. - NORTH ELEVATION

MATERIAL CALCULATION:

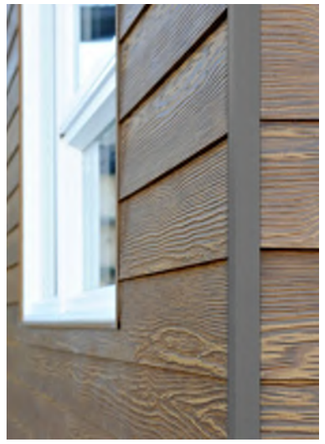
BRICK:	47% APROX.
F.C. SIDING:	10% APROX.
HARDIE BOARD:	43% APROX.

OPENING CALCULATION:

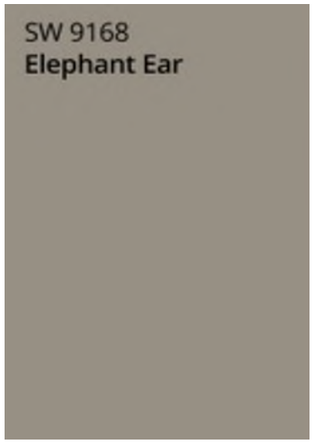
WINDOWS:	33% APROX.



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:

SW 7069

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

0' 10' 20' 40'

MATERIAL AND COLOR SELECTIONS

NOTE:
MATERIAL AND COLOR ARE NOT FINAL A
SUBJECT TO CHANGE

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5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.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: A41

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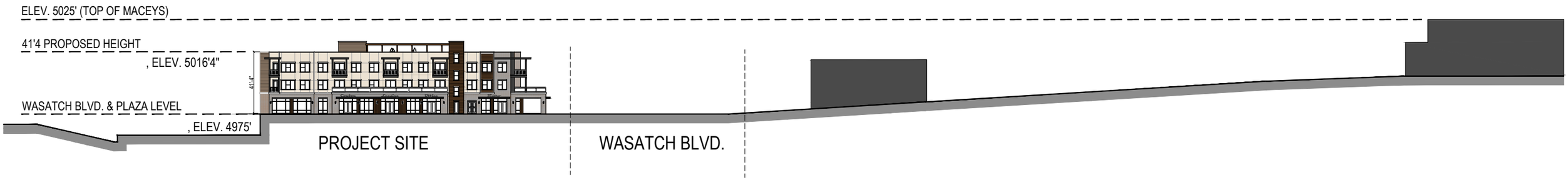
Proposed Concept

SITE AERIAL MAP (NOT TO SCALE)



SITE SECTION - MACEYS + PROJECT SITE

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

0' 30' 60' 120'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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

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Proposed Concept

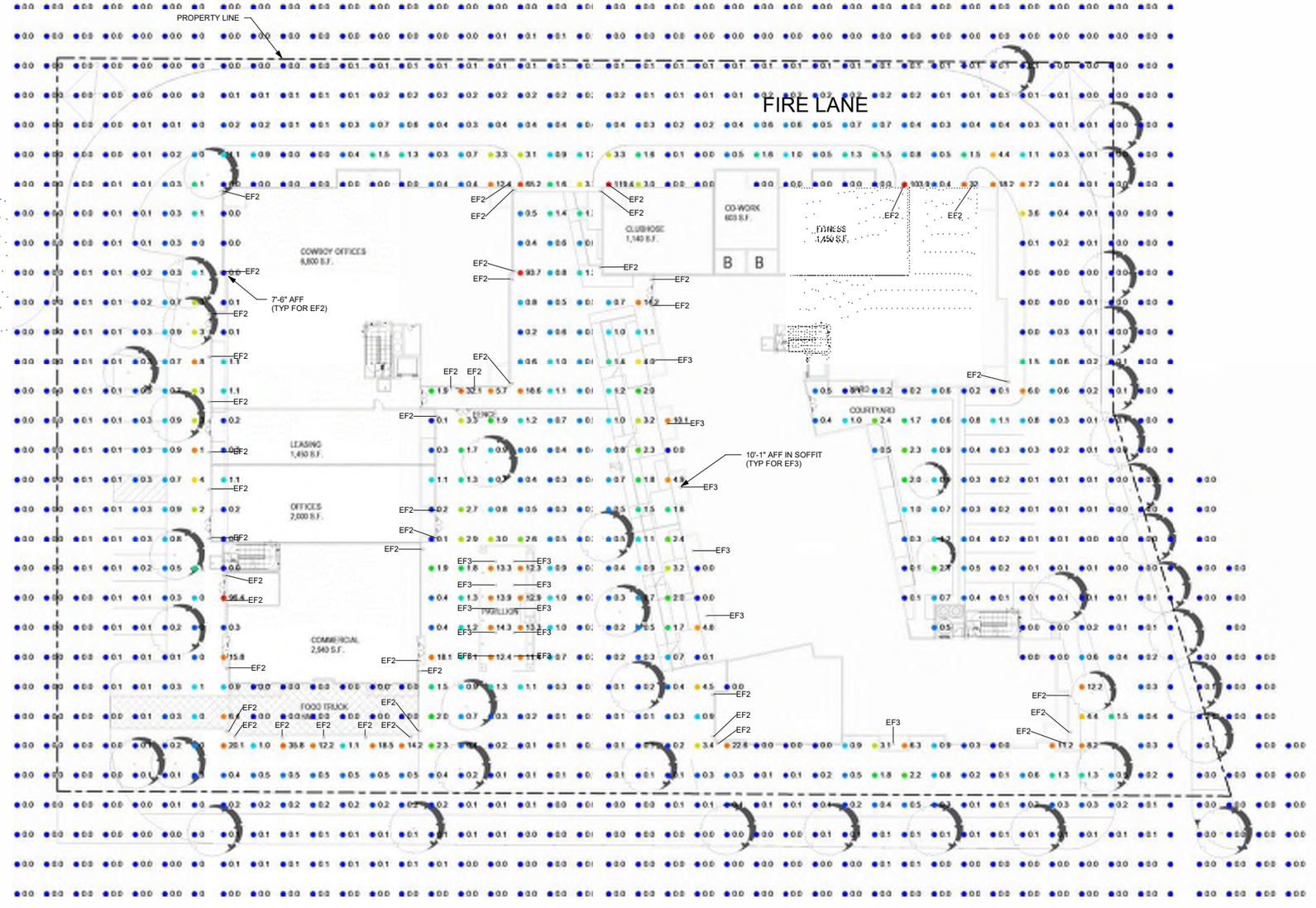
EXHIBIT C

Proposed Concept

Proposed Concept

Proposed Concept

EXHIBIT D
(Lighting Plan)



WASATCH BLVD

1 PHOTOMETRIC LIGHTING PLAN
1" = 20'-0"

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

TOTAL LUMENS OF EXTERIOR FIXTURES
49 @ 2700 LUMENS (EF2) = 132,300 LUMENS
98 @ 1080 LUMENS (EF3) = 105,840 LUMENS
238,140 LUMENS TOTAL

18.68.030 Outdoor Lighting Design

A. Location. Outdoor lighting shall be designed at the minimum necessary to provide for the safety and functionality of the property. Outdoor lighting shall be limited to areas with a functional purpose (including but not limited to doors, pathways, driveways, parking areas, outdoor gathering areas). The following outdoor lighting is permitted:
1. Entrances to buildings (including garages)
2. Pathways and walkways
3. Outdoor gathering areas
4. Architectural and landscape lighting provided the following are met:
a. The light fixture is mounted on and directed onto the front of a commercial building so that the light falls on the building, not on the ground abutting the building or into the night sky.
b. The light fixture is sufficiently shielded so that the light source does not trespass beyond the property lines.
c. The light fixture uses a low lumen count (less than 2,000 degrees Kelvin).
5. Lighting for security purposes shall satisfy the following:
a. Lighting is activated by motion sensor and does not stay on for longer than five (5) minutes.
b. Lighting is placed and directed so that no direct illumination surpasses property lines and satisfies the standards outlined in MKZ 18.68.030 (D).
6. Outdoor water features may be illuminated shall satisfy the following:
a. The light fixtures are angled at or below the horizontal plane.
b. The light fixture is placed underneath or behind the water so that the water diffuses the light from all points where the light is visible.
c. The light source is 1,000 lumens or less.
B. Light Color Temperature. All outdoor lighting shall be a warm light temperature color. All light sources for outdoor lighting temperature shall be equal to or less than 3,000 degrees Kelvin.
C. Fully Shielded Fixture Requirements. Unless otherwise stated in this section, all outdoor lighting shall include fully shielded fixtures and shall be installed so light is directed downward with no light emitting above the horizontal plane extending from the bottom of the light fixture. The following characteristics shall qualify as "fully shielded":
1. The top and sides of the fixture shall be made of completely opaque material, so light escapes only from the bottom of the fixture.
2. For fixtures mounted on or attached to a building or structure other than a parking lot light pole or a sign, the bottom of the light source shall be at least two inches higher than the bottom of the fixture housing.
3. Structures such as eaves, overhangs, canopies, or patio convers are not considered when determining whether a fixture is fully shielded.
4. If mounted on or attached to a building or structure to a building other than a parking lot light pole, the light source of the fixture shall not be visible from any point not on the property where the fixture is located.
D. Light Trespass Standards. The following standards apply to all outdoor lighting fixtures with the intent to limit light trespass from one property to another:
1. All outdoor light fixtures shall be located, aimed, and shielded so that any direct illumination from the light fixture is confined to the property in which the fixture is installed. Permissible light shielding configurations are illustrated in Figure 18.68.1.
2. Any light fixture with an output of 10,000 lumens that is located within 50 feet of a residential property line (including but not limited to multiple-household development) or public right-of-way shall utilize either an internal or external shield, in which the light fixture is oriented to prevent direct illumination over the adjacent property or right-of-way and the shield shall be painted in a way that minimizes reflections.
E. Exemptions. An outdoor light fixture with a total light output of less than 1,000 lumens is exempt from the shielding requirements, provided the following are satisfied:
1. The fixture has a top that is entirely opaque to ensure that no light is directed upwards.
2. The fixture's sides completely cover the light that is made of semi-opaque to opaque material and may have incidental decorative perforations that emit small amount of light. Completely transparent materials, such as glass, are not allowed.
3. The light source shall not be visible from any point outside of the property in which the fixture is located.

CONSTRUCTION NOTES

1. GRID VALUES SHOWN ARE FOOT-CANDLES AT GROUND LEVEL.
2. CONTRIBUTION OF LIGHT FROM EXISTING PARKING LOT POLE LIGHTS AND STREET LIGHTS IS NOT INCLUDED IN ANALYSIS.

DATE
MARCH 2026

epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: KDC
DESIGNER: KDC
REVIEWED: DIO
PROJECT # 26SM____

SCALES
1" = 20'-0"

PROJECT NAME:
LIBERTY COVE

PROJECT LOCATION:
3950 S WASATCH BLVD
MILLCREEK, UT

SHEET TITLE:
PHOTOMETRIC LIGHTING PLAN

PLAN SET: SITE PCKG
SHEET E1.2

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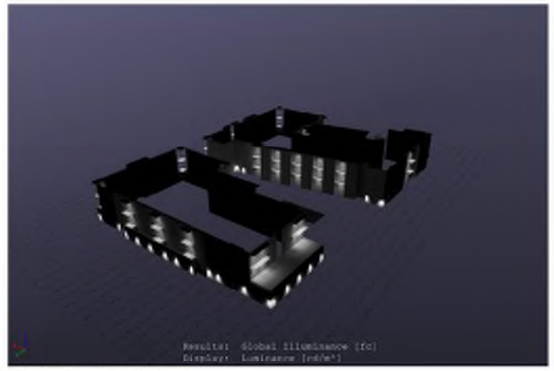
Proposed Concept

(Lighting Plan)



1 2ND LVL EXTERIOR LIGHTING
1" = 20'-0"

2 3RD LVL EXTERIOR LIGHTING
1" = 20'-0"

3 ROOF EXTERIOR LIGHTING
1" = 20'-0"

CONSTRUCTION NOTES

DATE
MARCH 2026

epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: KDC
DESIGNER: KDC
REVIEWED: DIO

PROJECT # 26SM____

SCALES
1" = 20'-0"
0 1" 2"
FOR SCALE MEASURE 1" ON 24" PLOT SHEET ADJUST

PROJECT NAME:
LIBERTY COVE

PROJECT LOCATION:
3950 S WASATCH BLVD
MILLCREEK, UT

SHEET TITLE:
UPPER LEVEL EXTERIOR LIGHTING

PLAN SET: SITE PCKG
SHEET E1.3

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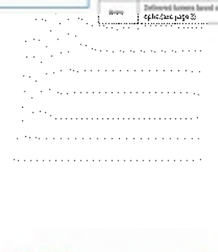
bruck

SERA 6

6" Square Down IP65 Wall

EF2



FIXTURES
- Pre-finish anodizing process for corrosion inhibiting protection
- 2 Finish options: Anthracite or Silver
- 3000K or 4000K CCT options
- 25° - 55° Optical beam control
- Louver (DLC accessory)
- IP65 Rated

DIMMING AND CONTROLS
- 0-10V dimming

CONSTRUCTION
- Extruded aluminum housing
- Anodized and powder coat finish
- Mount to 3-1/2" 8+ octagonal or 4" square recessed junction box

LED
- CCT: 2700K/3000K/4000K
- 90CRI, 3 step MacAdam Ellipse
- Lumen Maintenance: L_{70} > 60,000 hrs

LISTING
- cULus Listed to UL1598 (suitable for wet locations)
- cETL Listed to CSA C22.2 #250.0
- Warranty: 5 year limited warranty
- IP65 Rating: 3S - 6X
- 4000K or warmer must be selected for International Dark Sky Association approval

ELECTRICAL
- 120V-277V
- Ambient operating temperature: 25°C/ 77°F to +40°C/ +104°F

WALL

bruck

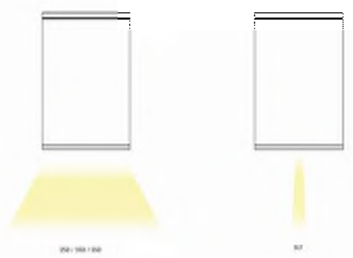
BEAM ORDERING CODE		
SERIES	EXT	exterior
TYPE	6QD	6" square wall down, 27W
LED	SW	standard white
DELIVERED LUMENS	30LM	2700 lm
	40LM	3600 lm
CCT	30K	3000K
	40K	4000K
CRI	90	90 CRI
OPTIC & LM MULTIPLIER	25D	25° reflector
	35D	35° reflector
	55D	55° reflector
	SLT	70° X 110° louver
FINISH	BK	anthracite
	SV	silver

BEAM ORDERING CODE		
MOUNTING OPTIONS	W	wall mount
VOLTAGE	UNV-SEN	120V-277V integrated driver, flicker free 0-10V dimming to 10%

YOUR COMPLETED ORDERING CODE

EXT - 6QD - SW - 30LM - 30K - 90 - 35D - NA - DL - UNV - LUT

NOTES
1. [illegible]
2. [illegible]



alphabet

NU4

4" Round Adjustable Standard White JA8

EF3

Trim | Trimless | Trimless Wiliwork

T24 JA8–2022

FEATURES
- True 45° tilt with ~ 5% beam disruption (clipping)
- Lens ceiling line obstruction at max. tilt
- Concentric Tilt Tracking ensures minimal light loss
- 1/16" micro flange
- 15° - 55° optical beam control
- IP20 rated
- Multiple mounting, glare control options, trims, and finishes available

DIMMING AND CONTROLS
- Lutron Hi-lume 2-Wire (Eco System) dimming to 1%
- Leading & trailing edge (Triac/ELV) dimming to 1%

CONSTRUCTION
- Lexan® (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless signal connectivity
- Diatom proof acrylic bezel lens
- Electroplated 16 gauge cold-rolled steel construction
- Accommodates ceiling thickness from 0.4" to 2.0"

LED
- 90 CRI 3000K (+ 2 step MacAdam Ellipse, Lumen Maintenance L_{70} > 54,000 hrs

LISTING
- cULus Listed to UL1598 & UL1598 sUL Listed to CSA C22.2 #250.0
- IP44 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-combustible, dead front construction (shower approved)
- NSF/ANSI 2 with lens (Non-Food and Splash Zones)
- 5 Year Limited warranty

ELECTRICAL
- 0-10V 277V, 120 only Triac / ELV
- Power factor > 0.9
- 6kV driver input surge protection
- Remote emergency test switch
- 4.4W CEC/CEC CW 90min battery
- Max. ambient installation temperature 35°C (95°F)

FIXTURE HEIGHT

TRIMMED

TRIMLESS

WILLIAMS

alphabet

15"-55" BEAM ORDERING CODE		
SERIES	NU4	NU4
TYPE	RA	round adjustable
	RAT	round adjustable trimless
	RATWW	round adjustable trimless millwork
LED	SW	standard white
DELIVERED LUMENS	10LM	710 lm
	15LM	1040 lm
	20LM	1230 lm
	25LM	1560 lm
CCT	27K	2700K
	30K	3000K
	35K	3500K
	40K	4000K
CRI	90	90 CRI
OPTIC & LM MULTIPLIER	15D	15 degrees
	25D	25 degrees
	35D	35 degrees
	55D	55 degrees
DIFFUSER ACCESSORY	NA	no accessory
BEZEL LENS	CL	clear lens
	DL	diffused lens
	HET	high efficiency textured lens, similar to Solite®
	HAL	smoothing beam lens
TRIM COLOR	BK	black
	WH	white
	MC	matte chrome
	BZ	bronze
	WT	wheat
BEZEL COLOR	BK	black
	WH	white
	BZ	bronze
	MC	matte chrome
	WT	wheat

15°-55° BEAM ORDERING CODE		
MOUNTING OPTIONS	IC	insulation contact housing
VOLTAGE	120	120V
	UNV	120V-277V
DIMMING	LVT	Lutron Hi-lume 3 ecosystem dimming to 1%, Soft-on & Fade-to-Black
	ELVT	leading & trailing edge (Triac/ELV) dimming to 1%
ELECTRICAL OPTIONS	EMROCAT6	remote emergency battery backup, 90 minutes at 120V to 1,613, CA title 20

ADDITIONAL MOUNTING INFO

New Construction Bar Hangers (included)	Mounting Length: 16 3/4" to 26"
Extension Kit p/n: NJ5394 (ordered separately, if per future)	Extends a pair of Bar Hangers Total Mounting Length: 29" to 40"

YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

NU4 - RA - SW - 30LM - 30K - 90 - 35D - NA - HET - WH - WH - IC - 120 - ELVT

NOTES
1. [illegible]
2. [illegible]

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

CONSTRUCTION NOTES

DATE
MARCH 2026

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: KDC
DESIGNER: KDC
REVIEWED: DIO

PROJECT # 26SM____

SCALES
0 1"
1/4" = 1'-0" | 1/8" = 1'-0" | 1" = 1'-0" | 3/32" = 1'-0" | 1/16" = 1'-0" | 1/32" = 1'-0"

PROJECT NAME:
LIBERTY COVE

PROJECT LOCATION:
3950 S WASATCH BLVD
MILLCREEK, UT

SHEET TITLE:
EXTERIOR LIGHT FIXTURES

PLAN SET: SITE PCKG

SHEET E1.4

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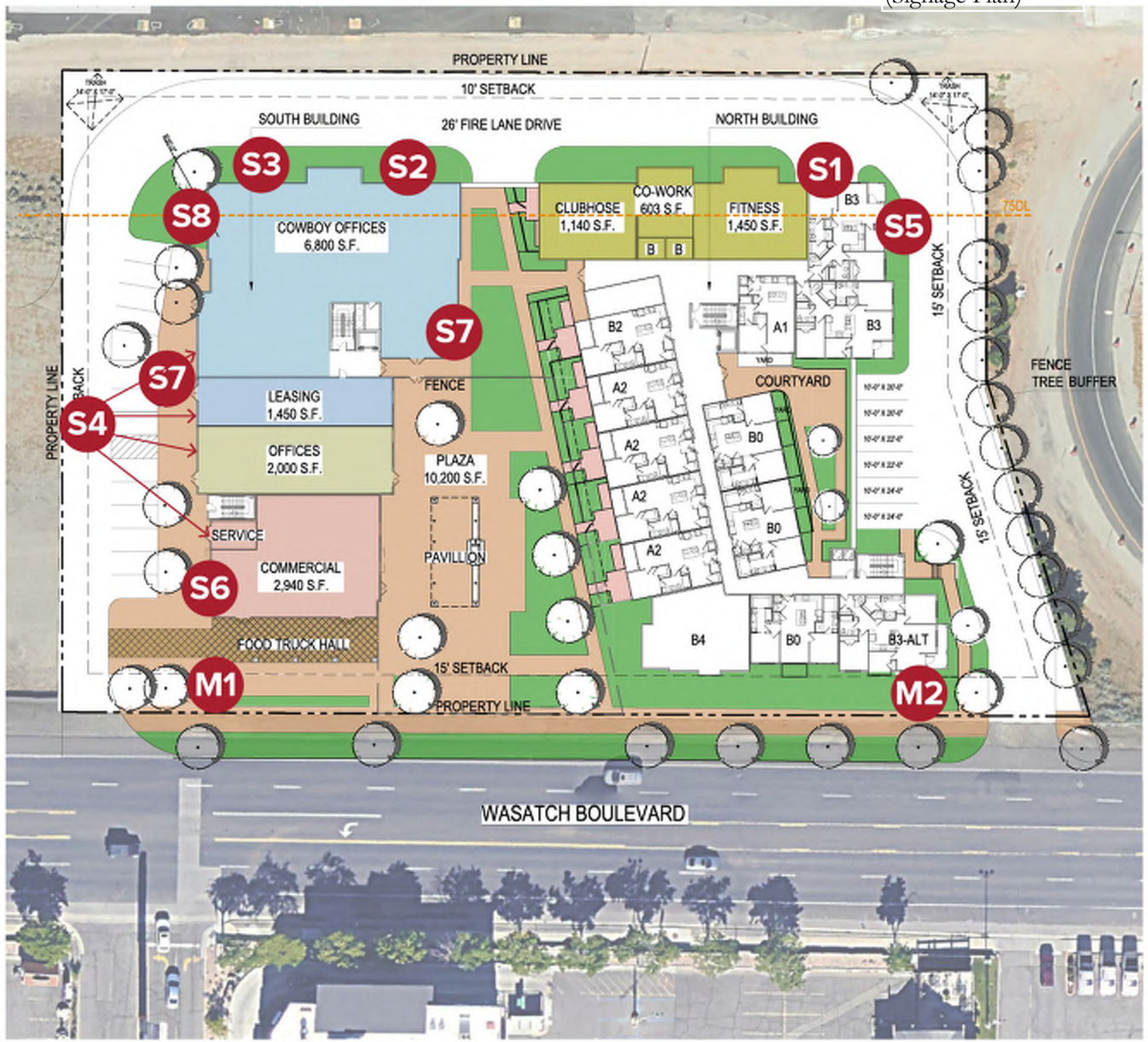
EXHIBIT E
(Signage Plan)



- **S1** "LIBERTY COVE" CHANNEL LETTERS
- **S2** "COWBOY PARTNERS" FRONT/HALO LETTERS
- **S3** "TENANT" CHANNEL LETTERS
- **S4** "TENANT" LETTERS ON CANOPIES
- **S5** FRONT/HALO LETTERS "LIBERTY COVE"
- **S6** "TENANT" LETTERS ON CANOPY
- **S7** D/F ILLUMUMINATED BLADE SIGN
- **S8** "LIBERTY COVE" CHANNEL LETTERS
- **M2** MONUMENT FRONT LIT CHANNEL LETTERS
- **M2** MONUMENT CHANNEL LETTERS ON BEAMS

Salt Lake City Signarama
info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

25366
Order Number

4074 South Wasatch Blvd
Millcreek Utah
Site Address

Geoff
Account Rep.

6/9/2026 2
Date Proof

Christine
Designer

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Client Signature Date

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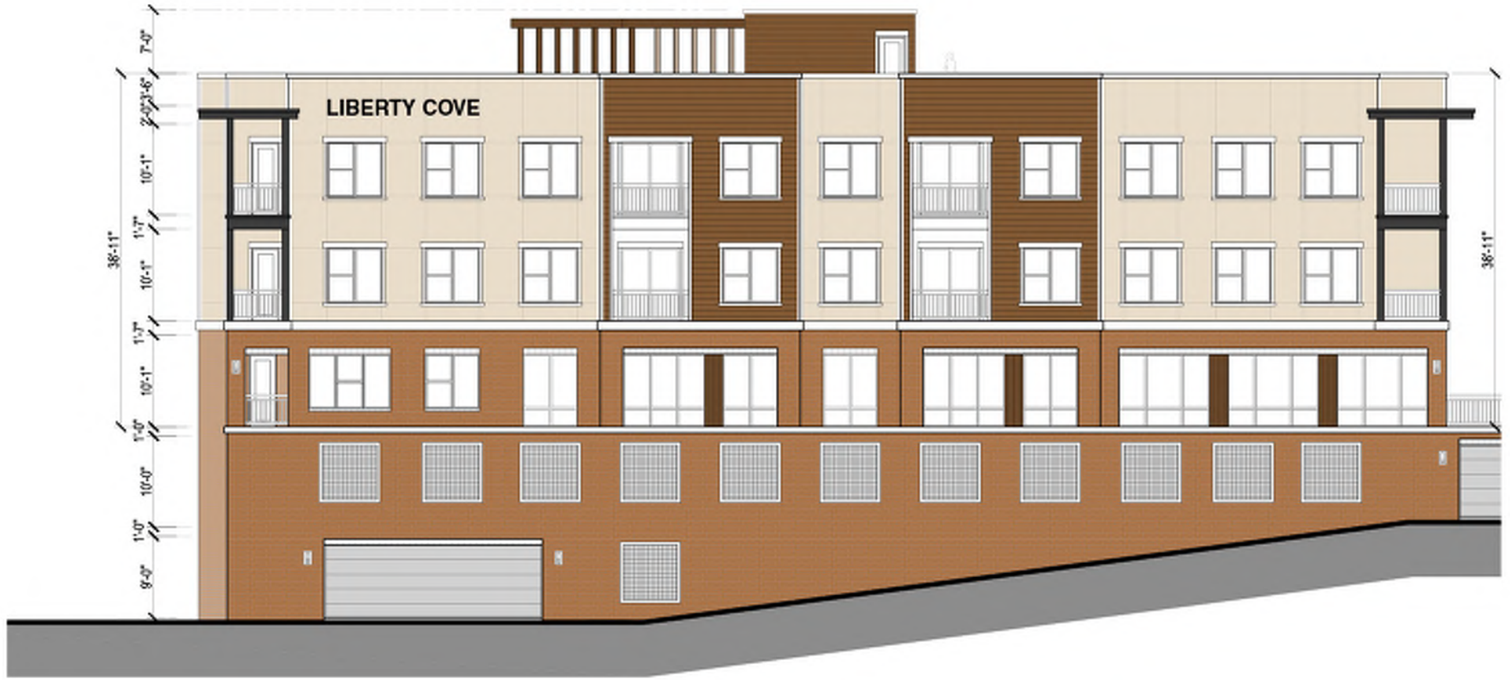
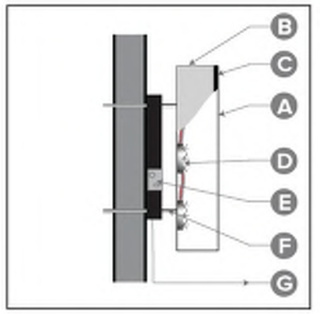
NORTH BLDG.



WEST ELEVATION



MANUFACTURING

SIGN TYPE

S1 - FRONT/HALO LIT CHANNEL LETTERS ON A RACEWAY

QTY: 1

- **A** 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- **B** 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- **C** BLACK (C1) TRIMCAP.
- **D** 4000K LED ILLUMINATION.
- **E** 110V POWER SUPPLY MOUNTED INSIDE RACEWAY
- **F** 2" DEEP STANDOFFS.
- **G** RACEWAY PAINTED (P1) FLUSH MOUNTED TO FASCIA ABOVE WINDOWS

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS

COLOR SCHEDULE

- [V1] BLACK PERFORATED
- [C1] BLACK
- [P1] TBD

Salt Lake City Signarama
info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners Liberty Cove	Client Name	25366	Order Number
4074 South Wasatch Blvd Millcreek Utah	Site Address	Geoff	Account Rep.
6/9/2026	Date	Christine	Designer
2	Proof	1:200:20	Scale

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Client Signature — Date

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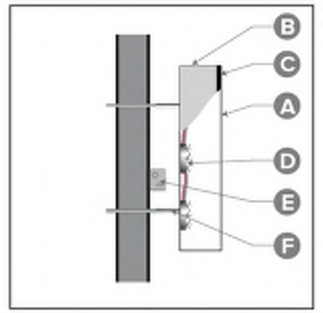
WEST ELEVATION



MANUFACTURING

SIGN TYPE

S2 - FRONT/HALO LIT CHANNEL LETTERS

QTY: 1

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- (B) 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- (C) BLACK (C1) TRIMCAP.
- (D) 4000K LED ILLUMINATION.
- (E) 110V POWER SUPPLY.
- (F) 2" DEEP STANDOFFS.

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS LEFT SIDE

COLOR SCHEDULE

- [V1] BLACK PERFORATED
- [C1] BLACK

280.42"

20"

COWBOY PARTNERS

Salt Lake City Signarama
info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners Liberty Cove	Client Name	25366	Order Number
4074 South Wasatch Blvd Millcreek Utah	Site Address	Geoff	Account Rep.
6/9/2026	Date	Christine	Designer
2	Proof	1:200:20	Scale

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Client Signature Date

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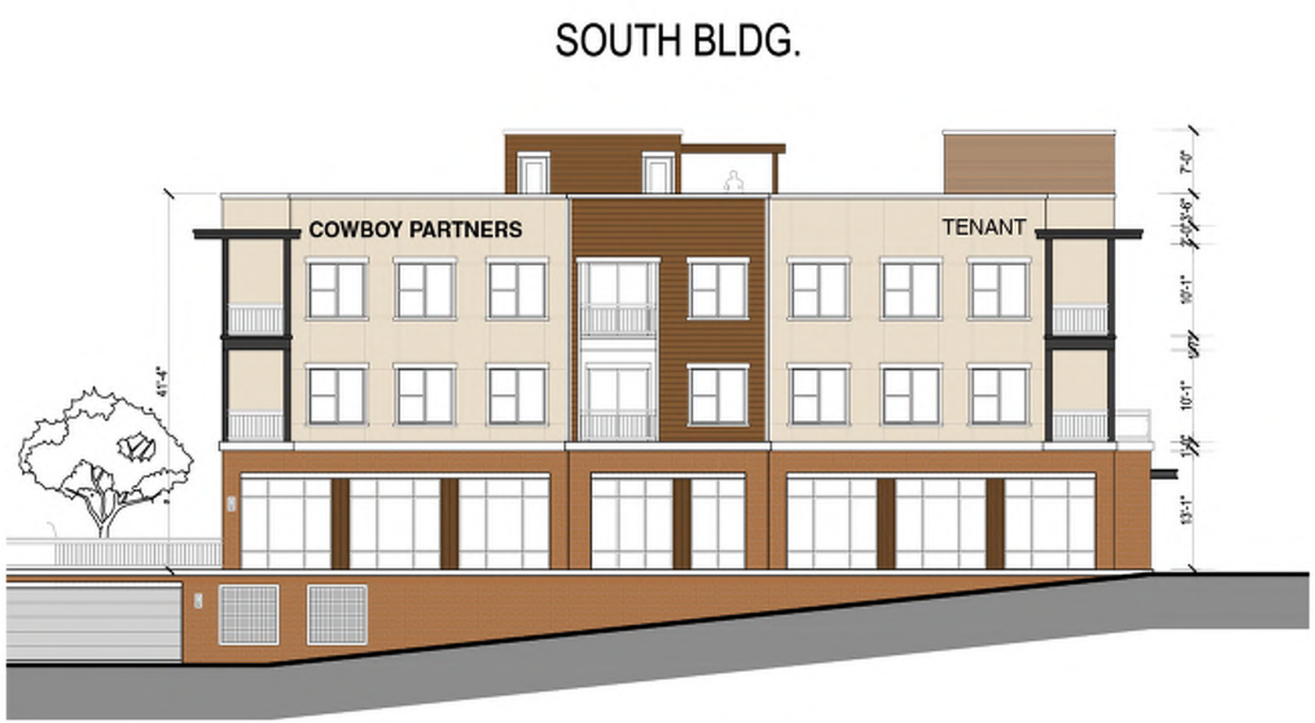
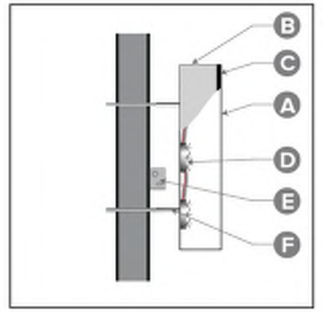


WEST ELEVATION

110.606"

20"

TENANT



MANUFACTURING

SIGN TYPE

S3 - FRONT/HALO LIT CHANNEL LETTERS

QTY: 1

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- (B) 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- (C) BLACK (C1) TRIMCAP.
- (D) 4000K LED ILLUMINATION.
- (E) 110V POWER SUPPLY
- (F) 2" DEEP STANDOFFS.

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS LEFT SIDE

COLOR SCHEDULE
[V1] BLACK PERFORATED
[C1] BLACK

Salt Lake City Signarama
info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners Liberty Cove	25366
Client Name	Order Number
4074 South Wasatch Blvd Millcreek Utah	Geoff
Site Address	Account Rep.
6/9/2026 2	Christine 1:200:20
Date Proof	Designer Scale

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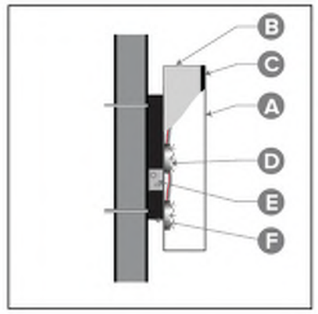
SOUTH BLDG. - SOUTH ELEVATION

210.315"
15" COWBOY PARTNERS

74.729"
15" OFFICE

172.731"
15" LEASING OFFICE

82.955"
15" TENANT



MANUFACTURING

SIGN TYPE

S4 - FRONT LIT CHANNEL LETTERS ON A RACEWAYS

QTY: 1 EACH = 4

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- (B) 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- (C) BLACK (C1) TRIMCAP.
- (D) 4000K LED ILLUMINATION.
- (E) 110V POWER SUPPLY MOUNTED INSIDE RACEWAY
- (F) 6" H X 4" D RACEWAY PAINTED (P1) FLUSH MOUNTED TO TOP OF CANOPY, RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

INSTALLATION

• MOUNT TO TOP OF CANOPY, RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

COLOR SCHEDULE

- [V1] BLACK PERFORATED
- [C1] BLACK
- [P1] TBD

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info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners Liberty Cove — Client Name
4074 South Wasatch Blvd Millcreek Utah — Site Address
Date — Proof
25366 — Order Number
Geoff — Account Rep.
Christine — Designer
1:200:30 — Scale

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Client Signature — Date

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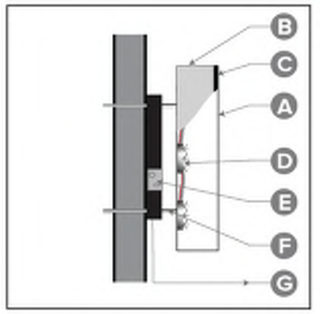

MANUFACTURING

SIGN TYPE

S8 - FRONT/HALO LIT CHANNEL LETTERS ON A RACEWAY

QTY: 1

- **A** 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- **B** 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- **C** BLACK (C1) TRIMCAP.
- **D** 4000K LED ILLUMINATION.
- **E** 110V POWER SUPPLY MOUNTED INSIDE RACEWAY
- **F** 2" DEEP STANDOFFS.
- **G** RACEWAY PAINTED (P1) FLUSH MOUNTED TO FASCIA ABOVE WINDOWS

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS

SOUTH BLDG. - SOUTH ELEVATION

COLOR SCHEDULE

- [V1] BLACK PERFORATED
- [C1] BLACK
- [P1] TBD

20" **LIBERTY COVE** 10"

200.503"

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3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

25366
Order Number

4074 South Wasatch Blvd
Millcreek Utah
Site Address

Geoff
Account Rep.

Date

Proof

Christine
Designer

1:200:20
Scale

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Client Signature

Date

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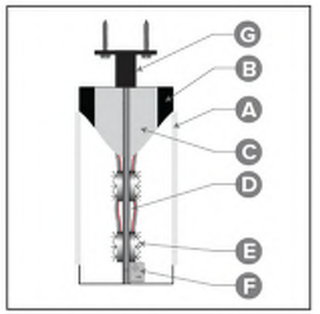
(Signage Plan)



MANUFACTURING

SIGN TYPE

S-7 - D/F ILLUMINATED VERTICAL BLADE SIGN WITH ROUTED AND BACKED LETTERS

QTY: 1

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH WITH SG WHITE PLEX LETTERS. 20" WIDE X 72" TALL X 6" DEEP
- (B) BLACK (C1) TRIMLESS FACES RETAINERS.
- (C) 6" DEEP (C1) RETURNS.
- (D) .080 ALUMINUM BACK
- (E) 4000K LED ILLUMINATION.
- (F) 110V POWER SUPPLY MOUNTED INSIDE CABINET.
- (G) ATTACED WITH 4" HORIZONTAL SUPPORT POSTS WITH 6" PLATES

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE

COLOR SCHEDULE

[C1] BLACK

SOUTH BLDG. - SOUTH ELEVATION

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info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners Liberty Cove	Client Name	25366	Order Number
4074 South Wasatch Blvd Millcreek Utah	Site Address	Geoff	Account Rep.
	Date	Christine / Proof	Designer / Scale 1:200:20

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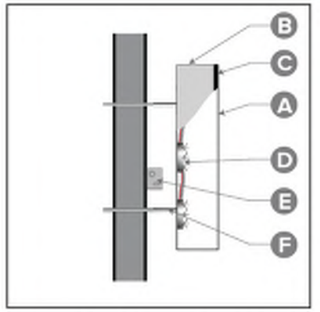

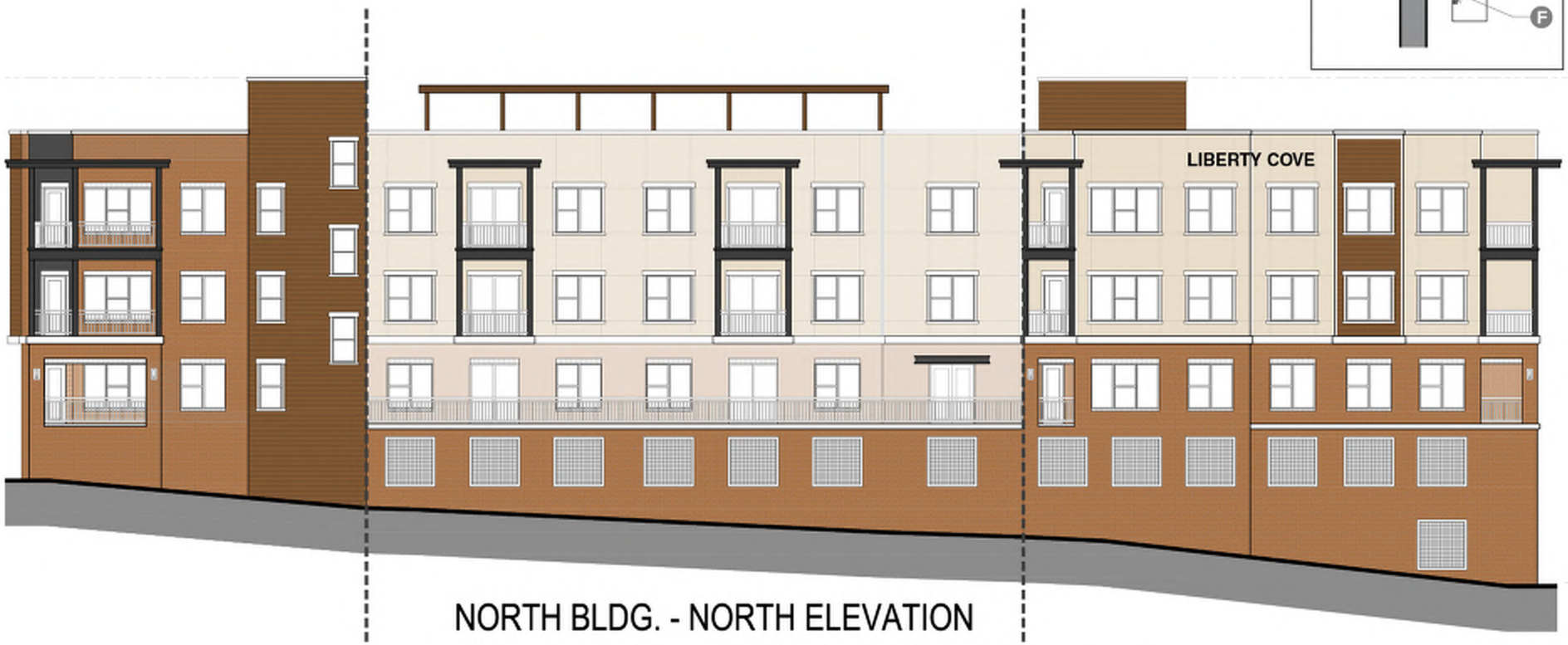

NORTH BLDG. - NORTH ELEVATION

MANUFACTURING

SIGN TYPE

S5 - FRONT/HALO LIT CHANNEL LETTERS

QTY: 1

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- (B) 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- (C) BLACK (C1) TRIMCAP.
- (D) 4000K LED ILLUMINATION.
- (E) 110V POWER SUPPLY
- (F) 2" DEEP STANDOFFS.

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS LEFT SIDE

COLOR SCHEDULE
[V1] BLACK PERFORATED
[C1] BLACK

20" **LIBERTY COVE**

200.504"

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info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

25366
Order Number

4074 South Wasatch Blvd
Millcreek Utah
Site Address

Geoff
Account Rep.

Date

Proof

Christine
Designer

1:200:20
Scale

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Client Signature

Date

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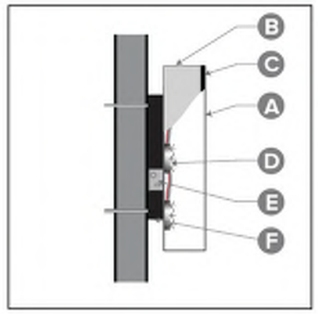
SOUTH BLDG. - EAST ELEVATION



MANUFACTURING

SIGN TYPE

S6 - FRONT LIT CHANNEL LETTERS
ON A RACEWAYS

QTY: 2

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH VINYL (V1) APPLIED TO FACES.
- (B) 3" DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- (C) BLACK (C1) TRIMCAP.
- (D) 4000K LED ILLUMINATION.
- (E) 110V POWER SUPPLY MOUNTED INSIDE RACEWAY
- (F) 6" H X 4" D RACEWAY PAINTED (P1) FLUSH MOUNTED TO TOP OF CANOPY, RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

INSTALLATION

• MOUNT TO TOP OF CANOPY,
RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

COLOR SCHEDULE

[V1] BLACK PERFORATED
[C1] BLACK
[P1] TBD

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info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

25366
Order Number

4074 South Wasatch Blvd
Millcreek Utah
Site Address

Geoff
Account Rep.

Date | Proof

Christine | 1:200:20
Designer | Scale

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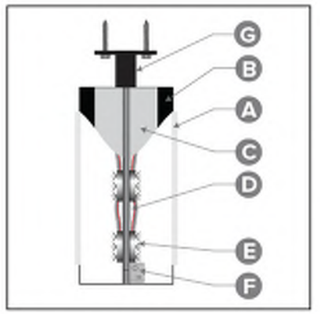

MANUFACTURING

SIGN TYPE

S-7 - D/F ILLUMINATED VERTICAL BLADE SIGN WITH ROUTED AND BACKED LETTERS

QTY: 1

- (A) 3/16" SG WHITE PLEX ACRYLIC WITH WITH SG WHITE PLEX LETTERS. 20" WIDE X 72" TALL X 6" DEEP
- (B) BLACK (C1) TRIMLESS FACES RETAINERS.
- (C) 6" DEEP (C1) RETURNS.
- (D) .080 ALUMINUM BACK
- (E) 4000K LED ILLUMINATION.
- (F) 110V POWER SUPPLY MOUNTED INSIDE CABINET.
- (G) ATTACED WITH 4" HORIZONTAL SUPPORT POSTS WITH 6" PLATES

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE

COLOR SCHEDULE

[C1] BLACK

SOUTH BLDG. - NORTH ELEVATION

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3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

4074 South Wasatch Blvd
Millcreek Utah
Site Address

Date Proof

25366
Order Number

Geoff
Account Rep.

Christine 1:200:20
Designer Scale

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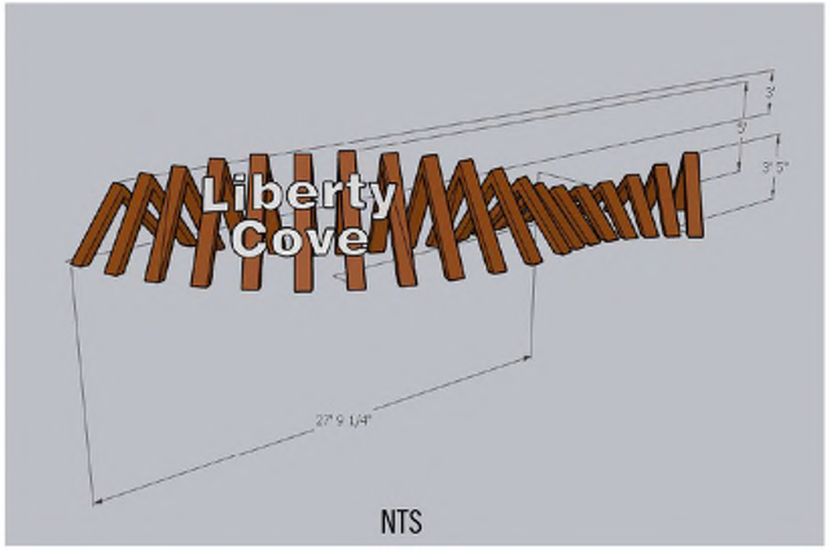
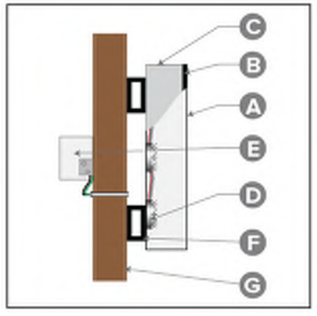




MANUFACTURING

SIGN TYPE

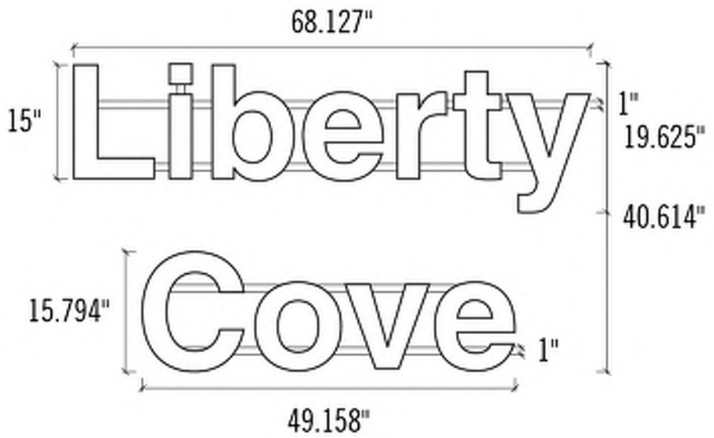
M1 - FRONT LIT CHANNEL LETTERS WITH 1" HORIZONTAL SQUARE TUBE

QTY: 1

- A 3/16" SG WHITE PLEX ACRYLIC
- B BLACK (C1) TRIMCAP.
- C 3 DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- D 4000K LED ILLUMINATION.
- E 110V POWER SUPPLY MOUNTED BEHIND BEAMS
- F 1" SQUARE TUBE FRAMES FLUSH MOUNTED TO BEAMS (BEAMS PROVIDED BY GC)
- F BEAMS (BEAMS PROVIDED BY GC)

INSTALLATION

- MOUNT TO BEAMS SOUTH EAST CORNER OF SITE



COLOR SCHEDULE

[C1] BLACK

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info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

4074 South Wasatch Blvd
Millcreek Utah
Site Address

6/9/2026 2
Date Proof

25366
Order Number

Geoff
Account Rep.

Christine 1:20
Designer Scale

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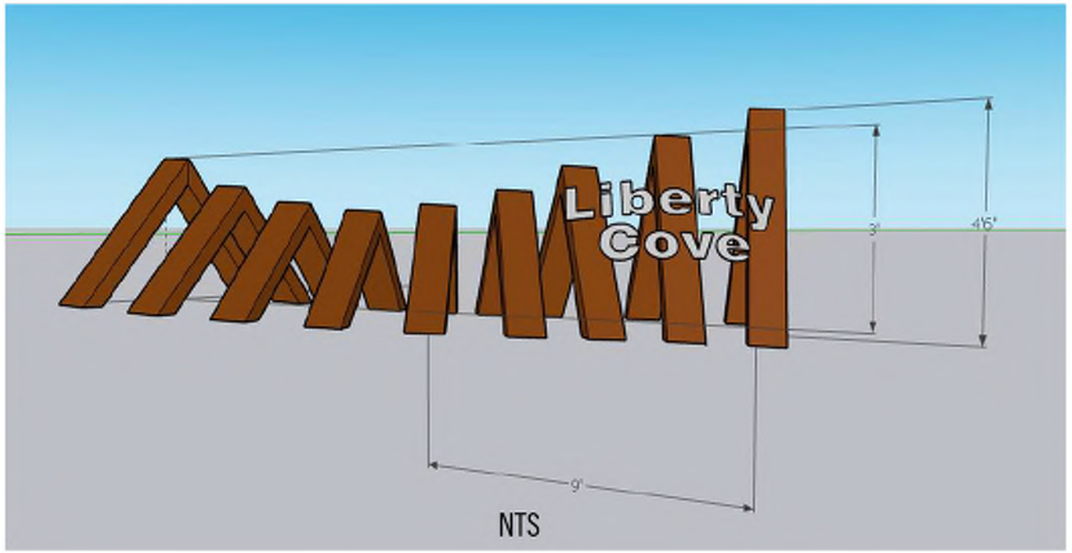

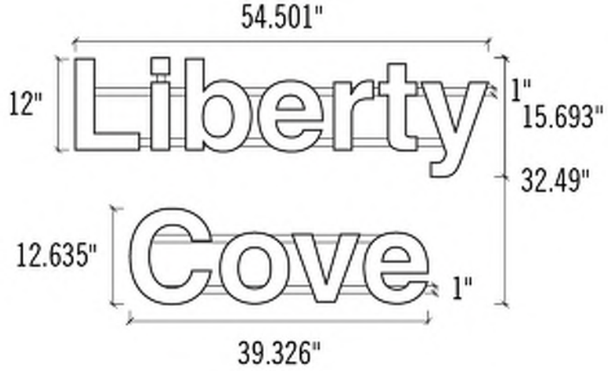

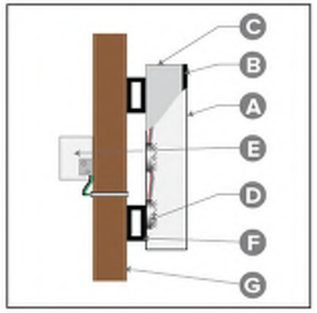

MANUFACTURING

SIGN TYPE

M2 - FRONT LIT CHANNEL LETTERS WITH 1" HORIZONTAL SQUARE TUBE

QTY: 1

- A 3/16" SG WHITE PLEX ACRYLIC
- B BLACK (C1) TRIMCAP.
- C 3 DEEP .040 ALUMINUM BLACK (C1) RETURNS.
- D 4000K LED ILLUMINATION.
- E 110V POWER SUPPLY MOUNTED BEHIND BEAMS
- F 1" SQUARE TUBE FRAMES FLUSH MOUNTED TO BEAMS (BEAMS PROVIDED BY GC)
- F BEAMS (BEAMS PROVIDED BY GC)

INSTALLATION

- MOUNT TO BEAMS NORTH EAST CORNER OF SITE

COLOR SCHEDULE

[C1] BLACK

Salt Lake City Signarama
info@signaramaslc.com
3480 S. Main Street
SLC, Utah 84115
801.484.5576

Cowboy Partners
Liberty Cove
Client Name

4074 South Wasatch Blvd
Millcreek Utah
Site Address

6/9/2026 2
Date Proof

25366
Order Number

Geoff
Account Rep.

Christine 1:20
Designer Scale

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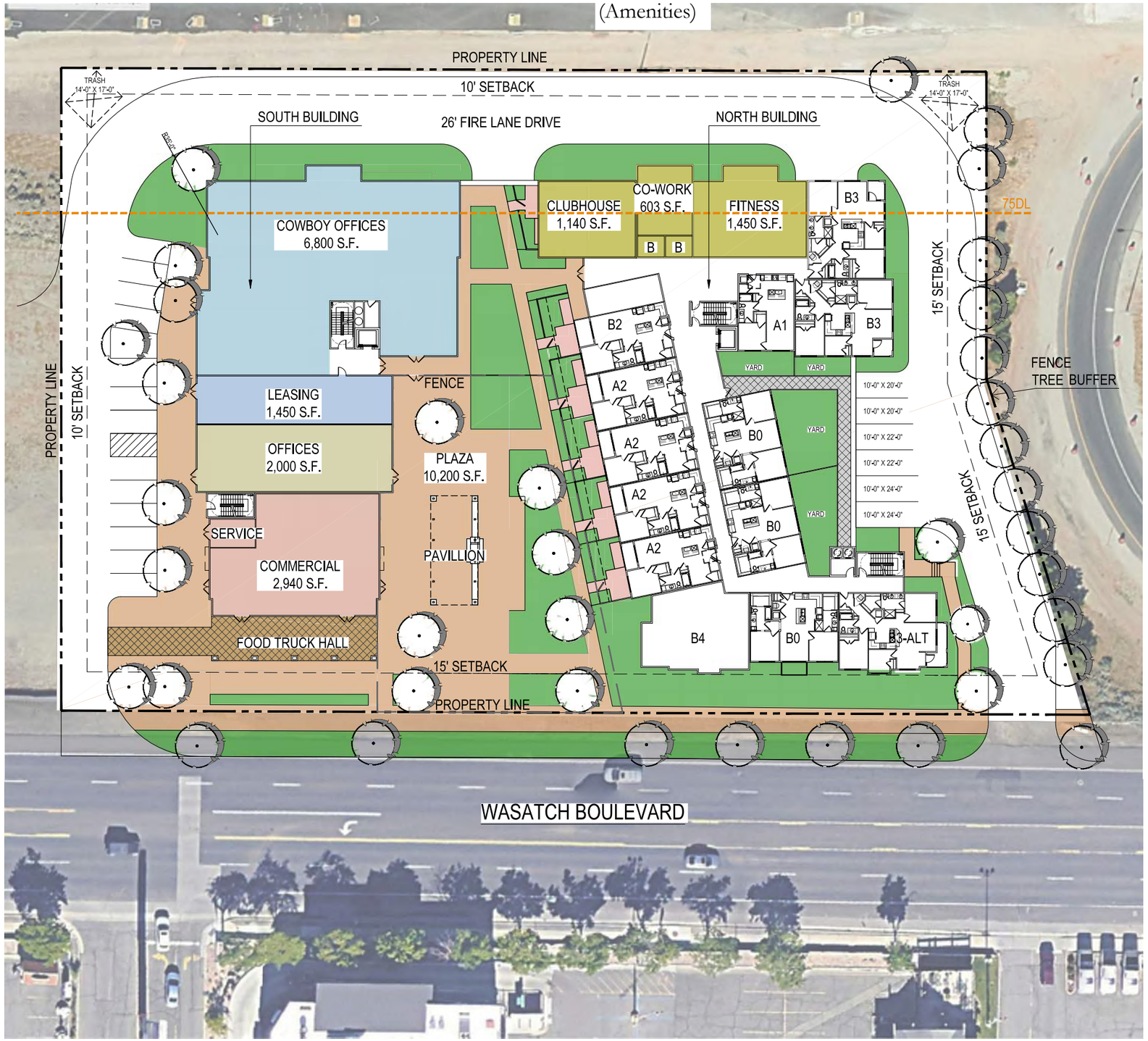
EXHIBIT F
(Amenities)

Amenities anticipated for the development include the following:

- Clubhouse room
- Fitness center
- Cow-work space
- Dog spa
- Pet Relief area
- Roof top amenity deck on both buildings including BBQ's possibly a fire pit, seating areas, yoga areas
- Courtyard with tables and benches as well as space to lounge and relax

(Amenities)



SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

N

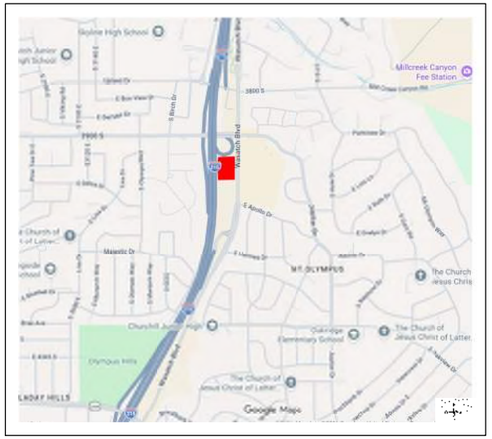
LIBERY COVE						COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE							3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	657	7	7	10%	4,599	31%
A2	1br/1ba	738	14	14	21%	10,332	
B0	2br/2ba	920	9	18	13%	8,280	69%
B1	2br/2ba	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



VICINITY MAP

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.**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT **COWBOY**

PROJECT INFO **LIBERTY COVE** MILLCREEK, UTAH

ISSUE **SD SET**

SHEET DESCRIPTION **SITE PLAN** **SCHEME 05**

JOB NUMBER **25120**

DATE **Mar. 25, 26**

DRAWN BY **G.CH. & J.A.**

SHEET **A201**

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(Amenities)

PROPERTY LINE

10' SETBACK

26' FIRE LANE DRIVE

NORTH BUILDING

CLUBHOUSE
1,140 S.F.

CO-WORK
603 S.F.

B

B

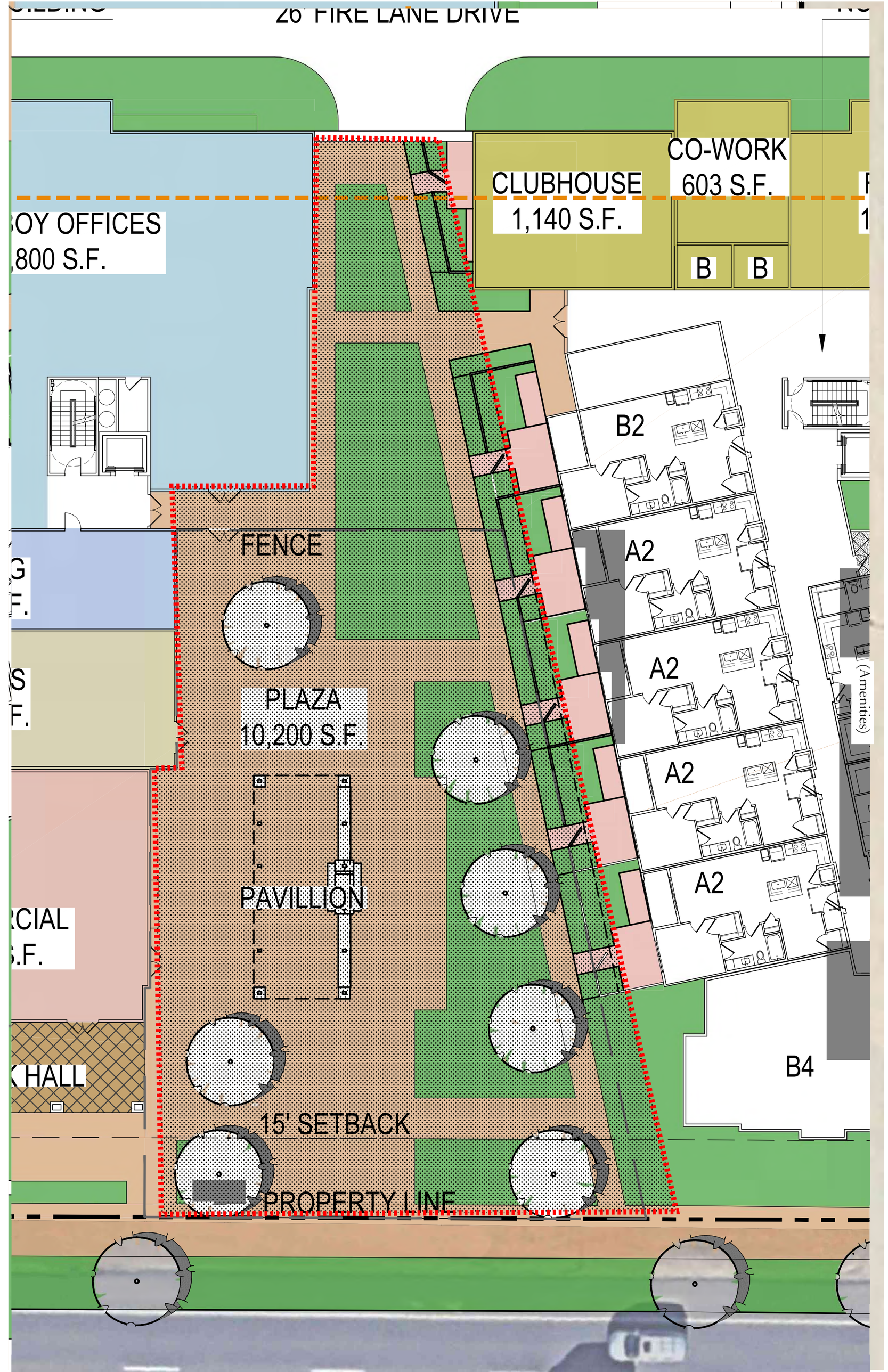
FITNESS
1,450 S.F.

B3

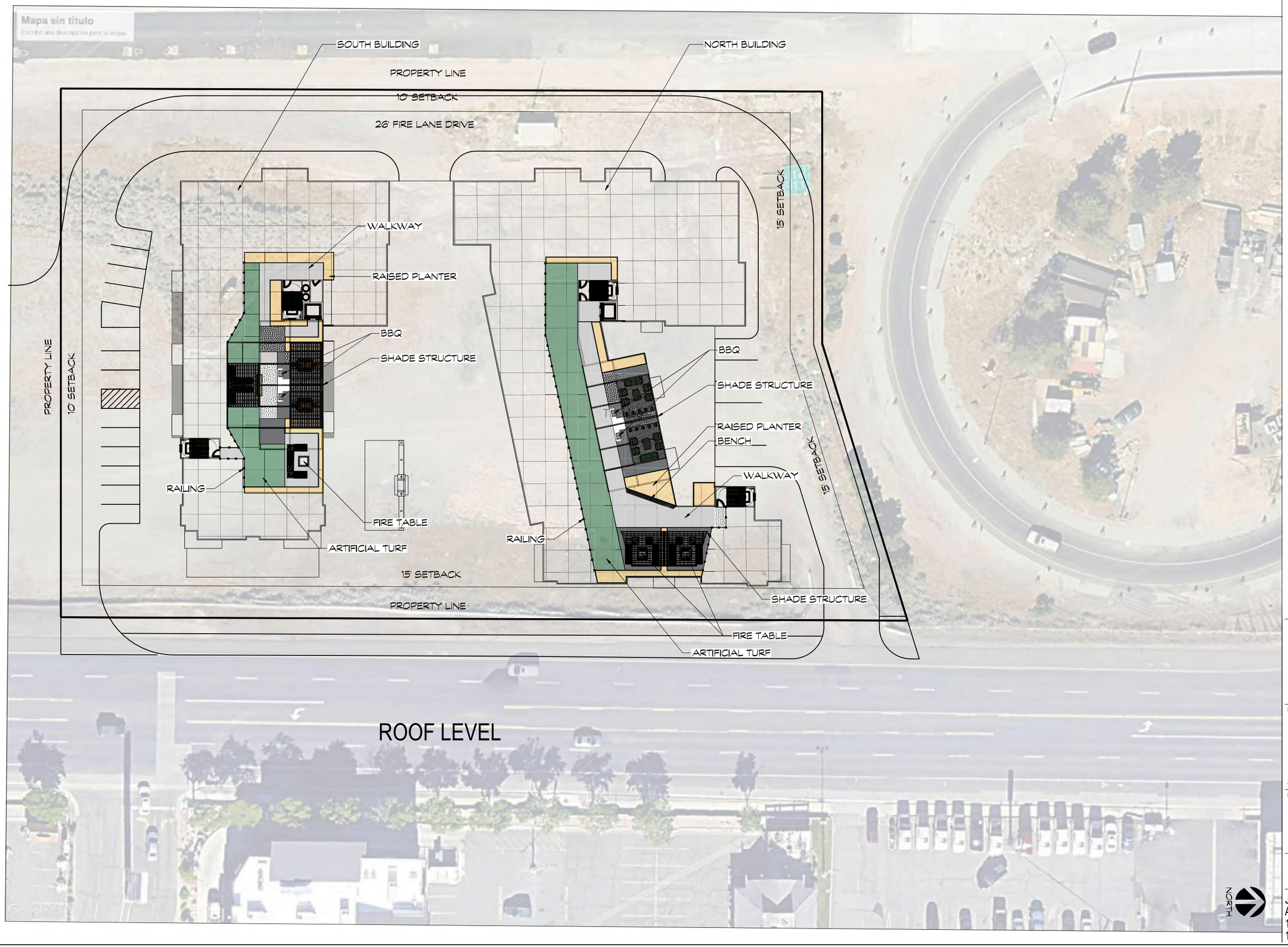
B2

A1

B3


26' FIRE LANE DRIVE
CLUBHOUSE
1,140 S.F.
CO-WORK
603 S.F.
B
B
B2
A2
A2
A2
A2
(Amenities)
FENCE
PLAZA
10,200 S.F.
PAVILLION
B4
15' SETBACK
PROPERTY LINE

(Amenities)



GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE
LANDSCAPE DESIGNS CO.

PROJECT TITLE:

Liberty Cove

3950 South Wasatch Blvd Millcreeek, UT

DRAWING SCALE

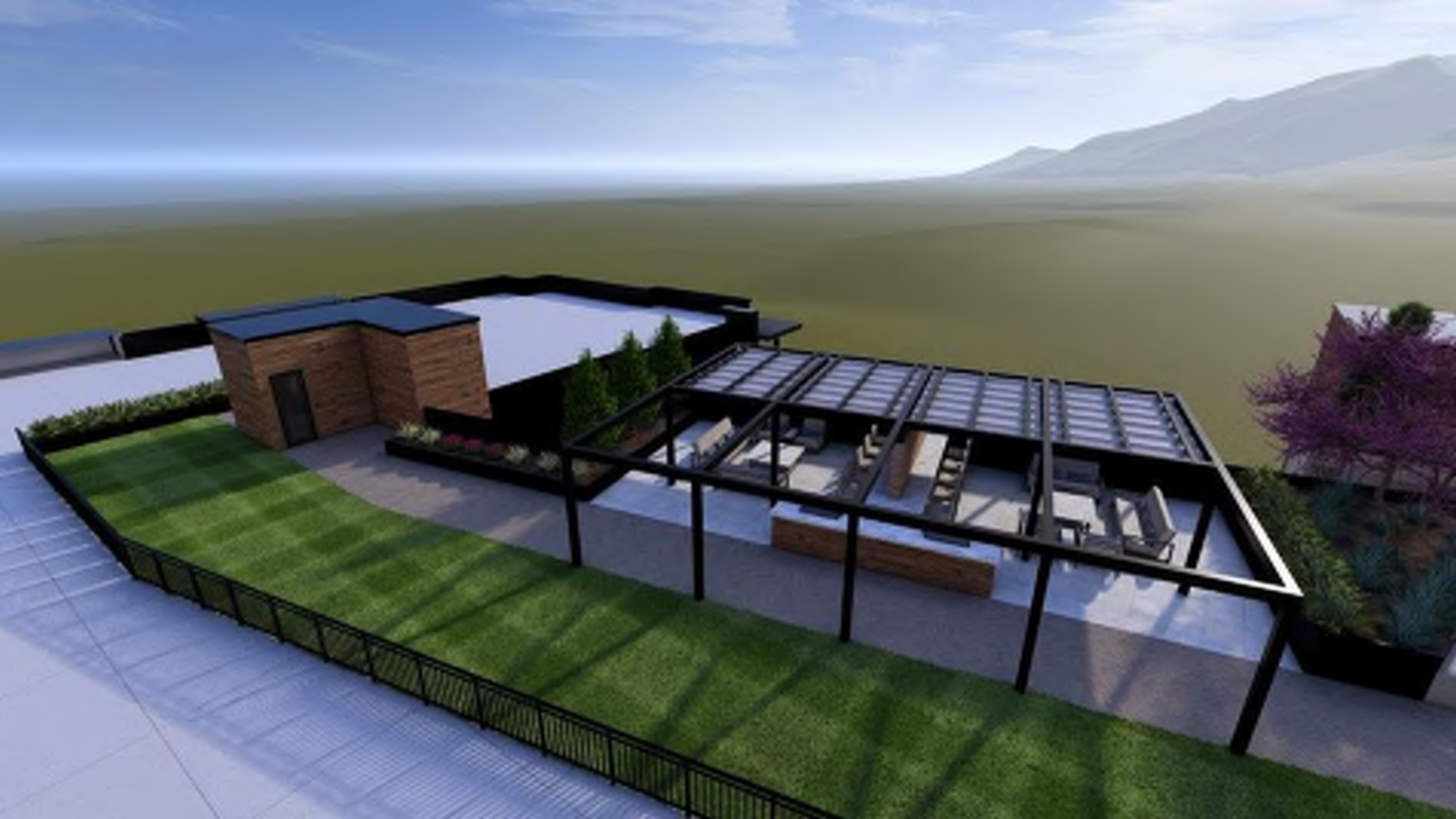
0 20 40 60 feet
SCALE:1" = 20'

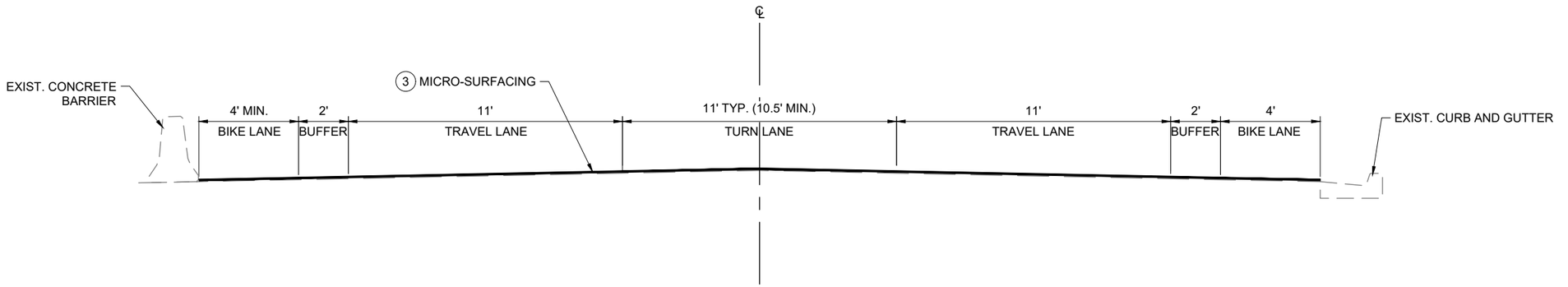
All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions
Designer is not an architect or engineer.

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

Conceptual Roof Top Plan

2026-04-16, 15:24:40 G:\Shared drives\Berg Shared Drive\BERG & STEPPING STONE\COMMERCIAL\MILLCREEK\Liberty Cove\CAD\Liberty Cove Landscape Design - Concept 7.dwg
alexa

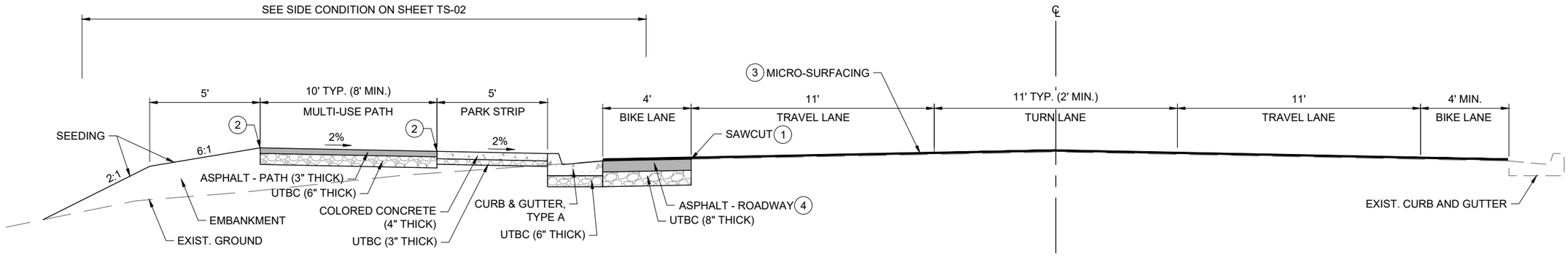




TYPICAL SECTION 1

WASATCH BLVD

FROM STA 109+88 TO STA 151+40
DESIGN SPEED: 40 MPH



TYPICAL SECTION 2

WASATCH BLVD

FROM STA 151+40 TO STA 187+37
FROM STA 195+32 TO STA 202+00
DESIGN SPEED: 40 MPH

NOTES:

1. SEE GR SHEETS FOR SAWCUT ANGLE POINTS
2. SEE RD SHEETS FOR TRAIL ANGLE POINTS
3. SEE RD SHEETS FOR MICRO-SURFACING EXTENTS
4. MATCH EXISTING HMA THICKNESS, MINIMUM = 4" THICK; MAXIMUM = 8" THICK, ASSUME 6" THICK FOR ESTIMATING PURPOSES

100% DESIGN
NOT FOR CONSTRUCTION

MILLCREEK CITY
1330 E CHAMBER AVE
MILLCREEK, UT 84106
801-214-2700

DESIGNED BY: AMO
CHECKED BY: BEA
DATE: 27 MAR 25
SCALE: N/A

2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

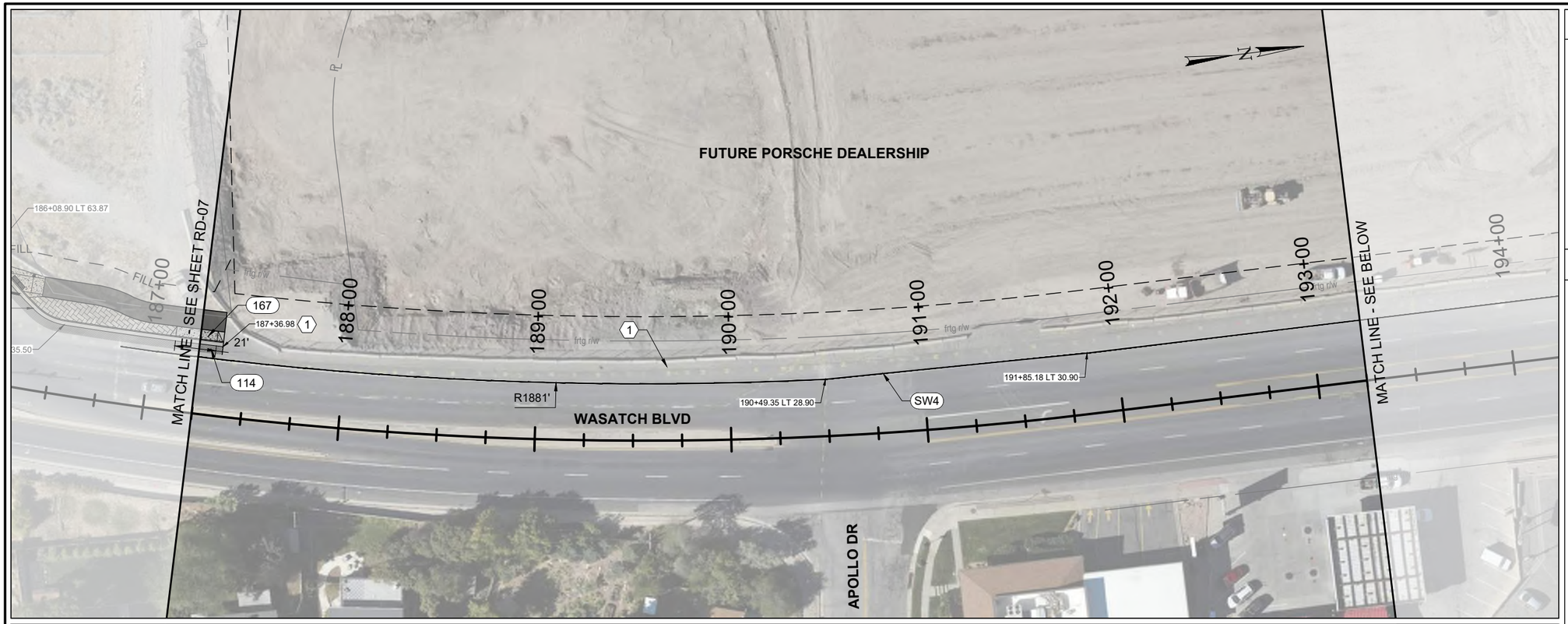
APPROVED

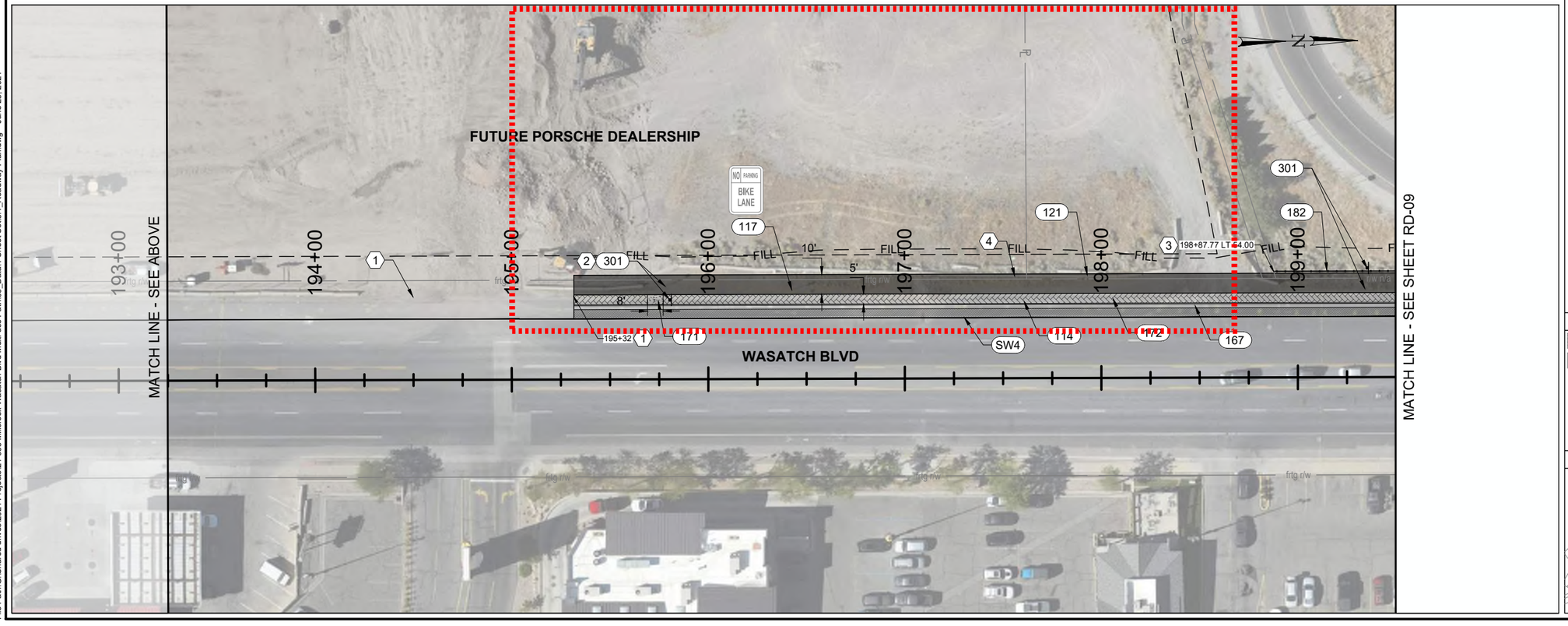
PROFESSIONAL ENGINEER

PROJECT: WASATCH BLVD MULTI-USE PATH
PROJECT NUMBER: 24-665
TYPICAL SECTIONS

SHEET NO. TS-01

File Path: G:\Shared drives\2024 Projects\24-665 Millcreek Wasatch Blvd Multi-use Path\09_Data\1 Sheet Set\2.1_Typical Sections.dwg June 28, 2024





REFERENCE KEYNOTES

100	REMOVE FENCE
114	REMOVE ASPHALT
117	REMOVE SIGN AND POST
121	RELOCATE CONCRETE BARRIER
167	CURB AND GUTTER, TYPE A
171	FLATWORK, 4" THICK
172	COLORED CONCRETE, 4" THICK
182	6' CHAIN LINK FENCE
301	RELOCATE SIGN

PAVEMENT MARKING PAINT
SW4 4" SOLID WHITE LINE

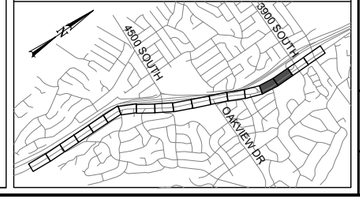
SHEET KEYNOTES

1. CONSTRUCTION OF CURB AND GUTTER, AND TRAIL BY OTHERS BETWEEN STA. 187+37 TO 195+32
2. RELOCATE BUS STOP SIGN TO PARK STRIP
3. BEGIN FENCE REMOVAL AND INSTALLATION OF NEW FENCE
4. MOVE CONCRETE BARRIER TO THE WEST AT EDGE OF FILL SLOPE

GENERAL NOTES

ASPHALT - ROADWAY
ASPHALT - PATH
(SEE TYPICAL SECTIONS FOR BID ITEMS)

KEY MAP



100% DESIGN
NOT FOR CONSTRUCTION

MILLCREEK CITY
1330 E CHAMBER AVE
MILLCREEK, UT 84106
801-214-2700

CHECKED BY: BEA
DESIGNED BY: AMO
DATE: 27 MAR 25
SCALE: 1:60

2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED
PROFESSIONAL ENGINEER

PROJECT: WASATCH BLVD MULTI-USE PATH
PROJECT NUMBER: 24-665
ROADWAY PLAN

SHEET NO. RD-08

File Path:G:\Shared drives\2024 Projects\24-665 Millcreek Wasatch Blvd Multi-use Path\09_Data\1 Sheet Set\3.1_Roadway Plan.dwg June 28, 2024

EAST MILL CREEK
Community Council

May 11, 2026

To: Millcreek Planning Commission
Millcreek Planning & Zoning

Subject: ZM-26-011 Development Agreement/Rezone 3262 S Wasatch Blvd.
Millcreek City Staff, applicant (Cowboy Partners, developer)

At the May 7, 2026, meeting of the East Mill Creek Community Council (EMCCC) this application was discussed. Members noted the general reduction in square footage of the restaurant, retail office space and reduction in number of rental units. At least one member felt the redesign of the built space and parking configuration was an improvement from earlier concept plans. Members were pleased that original height limits were maintained, a concern noted from residents at the Planning Open House.

The EMCCC expressed a preference for non-reflective glass (windows) and if noise to the west occurs (similar to what has been noticed since the Porsche dealership building has been built), are mitigation efforts contemplated.

The EMCCC forwards a **positive** recommendation to the Planning Commission on the application.

/s/
Jamie Allyn
Vice chair | Land Use, EMCCC

CC: Brad Sanderson
Francis Lilly
EMCCC

May 12, 2026

Brad Sanderson, AICP, Planning Manager
Millcreek Planning Commission
1330 East Chambers Avenue, Millcreek, UT 84106
Via email: bsanderson@millcreekut.gov

Re: Cowboy Partners Variance Request, ZM-26-011, for 3962 S Wasatch Blvd (Cowboy Partners Development Agreement / Rezone).

We are requesting that this communication be read into the record of the meeting set for May 20, 2026, regarding the ZM-26-011 variance request.

Dear Planning Commissioners:

We are submitting this on behalf of the closest residential property owners on the West side of the proposed development at 3962 South Wasatch Boulevard. Our homes sit in the Olympus Splendor subdivision — a neighborhood whose name defines this community: the eastern viewshed of Mount Olympus and the foothills. The proposed development will sit in direct line of sight of our homes.

We respectfully oppose any approval that will:

1. **Noise: increase noise reflected onto our residences from I-215, and from entertainment/gathering structures on the building or property.**
2. **Light: increase or create light intrusion onto our homes, windows and yards**
3. **Viewshed: decrease the East viewshed of the mountains or include any color palates that are intrusive to the natural background**
4. **Privacy: intrude on the privacy of our homes and yards considering winter foliage conditions.**

NOISE: Sound is reflected and travels. Additional building height will increase the reflective surface facing I-215, redirecting and amplifying freeway noise toward our homes. Rooftop entertainment generates noise - voice, music, during precisely the evening hours residents most rely on quiet enjoyment of their property.

Noise is energy that is either reflected or absorbed. Noise reflected off or sourced from upper-level surfaces or rooftops will reach residential properties unattenuated by sound walls, vegetation, or obstacles that would otherwise mitigate noise.

With the current West Façade concept design proposal, there are no materials such as acoustic, absorptive façade treatments or mature evergreens listed for that façade that would indicate that noise absorption, or the effects of noise reflection have been considered. The West façade appears to be a mostly flat surface with none of the articulation designed for the East facades, that would improve noise dispersion.

We request that a study be conducted that measures the effects of noise both reflected from I-215 during weekday rush hour or heavy traffic hours, and of noise that could emanate from the structure's facilities and entertainment spaces. The results of this study should inform the required design elements such as the building façade height and relief, sound absorption or reflectivity of materials used, landscaping on the West side of the property and façade, property setback, and the rooftop setback distance for any rooftop occupiable areas.

LIGHT: Two factors have significant impact on the light intrusion onto our homes and yards. First, the height of the property considering balcony lighting, signage, rooftop areas, greatly effects the light intrusion onto homes and yards within sight of the building. Second, the homes and properties to the West sit well below the developments reference property elevation. Any light that appears to be shielded from observers at the developments ground reference level, travels directly onto the properties and homes below and to the West.

Because the development sits above the residences and yards to the West, light sources on the structure and parking lot intrude more directly into the yards and homes. This is a completely different perspective of the lights from the East side of the buildings. As an example of this, the Porsche dealership lighting is significantly intrusive and bright on residences to the West, while East of the dealership, the light appears as a soft glow.

Shielding of a light source is determined from the perspective of the observer, not the source. Therefore, the lower elevation properties must be included in any light impact and trespass study. If the lights source is directly visible from the West homes and yards, then it is unshielded to them.

Building materials on the West Façade should be studied to ensure that sunlight is not reflected or focused onto the homes and yards to the West during the afternoon and evening hours, including evaluating the reflectivity of windows or other façade materials.

We request a light study be conducted from the perspective of West Properties, including home windows, balconies and yards, and that no installation is allowed that has light trespass onto our homes, either from illumination or reflection. We also request that no wall or façade signage, and no decorative, non-essential lighting, be installed on the Western façade. Both add direct light intrusion into our windows and yards.

VIEWSHED: Once consumed by obscuring structures, viewshed cannot be recovered, and each variance establishes precedent for the next.

As stated earlier, our homes sit in the subdivision aptly named Olympus Splendor, it is a neighborhood whose name defines this community, refers directly to the viewshed of Mount Olympus and the foothills, and is the primary reason why many invested in properties here.

As was carefully considered for the Western viewshed for residences to the East, we would like to ensure our Eastern viewshed is likewise protected to the greatest degree possible.

Rooftop elevation/structure height above our horizon lines, sight lines and materials selected, impact us greatly.

Structural relief features, materials selection, and landscape features such as trees to soften the view of the buildings are very important for homes facing the West façade of the development, because the homes, bedrooms, and balconies to the West sit in direct line of sight to the structures above.

We request that a detailed plan for the West façade, including materials, perspectives from our yards, balconies and living levels, and landscaping plans be created for review prior to any final project approval.

PRIVACY: The nature of this development — the proximity and angle of the apartment balconies and windows, with direct views into our yards and homes — is already a significant intrusion into our lives. Adding rooftop entertainment areas on top of that compounds the existing impacts to privacy, noise, light, and viewshed. We are strongly opposed to any rooftop occupiable areas with line of sight to our

homes, balconies, windows, and yards — in both summer and winter conditions since obscuring foliage will be absent in winter months.

Any increase in height or reduction in setback requirements directly affects our privacy and viewshed.

We request that a detailed view from the perspectives of our yards, balconies and living levels be created for review prior to any final project approval.

Because our homes sit in direct line of sight and within 300 feet of this structure, we request that the West Façade aesthetic be carefully considered and discussed before any further approvals are granted for this project.

Residential zoning exists to protect a reasonable expectation of quality of life and privacy in the homes we have invested in, built around, and raised families in. The cumulative effect of noise, light, viewshed loss, and multi-family residences overlooking our properties significantly affects our quality of life and enjoyment of our homes.

The architectural design of this development has been largely focused on the view from the East side, based on the assumption that the West side of the development simply faces the freeway. However, this is not correct. The development sits above, in direct line of sight, and only 300 feet from our homes. Therefore, the West Façade of this development should be thoughtfully evaluated, much as the East Façade has been.

Thank you for your service and for your consideration of these concerns.

Respectfully,

Steve DiGregorio and Vicky DiGregorio
3394 East Aura Circle, Holladay, UT 84124

Rob Tueller and Deb Tueller
3387 E Aura Circle, Holladay, UT 84124

Chris Brain and Chelle Brain
3395 E Aura Circle, Holladay, UT 84124

Todd Larsen and Brenda Larsen
3989 S Aura Drive, Holladay, UT 84124

David McKnight and Marianne McKnight
3366 Birch Circle, Holladay, UT 84124

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

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

ZM-26-001

City Council Staff Report

Meeting Date:	**7/13/2026**
mi	
Applicant:	**3300 Cottonwood, LLC**
Re:	**Rezone/Development Agreement (CCOZ-DA)**
Property Address:	**1312 E 3300 S**
Zone:	**C (Commercial)**
Prepared By:	**Carlos Estudillo, Planner**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

The applicant, Tyler Morris, has filed a CCOZ-DA rezone application, proposing to construct a 210-unit Residential Mixed-Use development, as a next phase to the adopted a 2019 City Center Master Plan, on property located at approximately 1312 E 3300 S. The request is to rezone the Property from the Commercial Zone (C) and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement (CCOZ-DA) Zone, in conjunction with a development agreement, subjecting the Property to certain development terms and standards pursuant to Title 18.48. of the Millcreek Zoning Code.

The Development Agreement (CCOZ-DA) Zone is to allow flexibility in the strict application of the City Center Overlay Zone Design standards given particular site conditions and opportunities for additional development of public benefits such as additional public parking or open space or the provision of affordable housing, while adhering to the goals of the City Center Master Plan. This development agreement will accompany this application to ensure that the proposed site plan is executed as approved. Conditions to be subjected to Community Council and Planning Commission's recommendation.

EXISTING CONDITIONS & FINDINGS:

- The Subject Property involves a compilation of parcels comprising approximately 1.75 acres (76,537 sf).

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

- **Land Use Designation.** The Subject Property is within the "City Center (City Marketplace)" category in the General Plan.

    - The "City Center" land use designation primarily envisions retail in walkable, mixed-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the City and region.

    - Secondarily, the "City Center" land use designation envisions Multifamily condominiums or apartments, hospitality, civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.

- **Surrounding Uses.** Properties surrounding the Subject Property consist of large-scale multi-family housing, and first-floor commercial stock, the envisioned uses for the City Center Overlay Zone. Additionally, the subject property is located right across from City Center and City Hall, at the intersection of 3300 S and 1300 E.

- **Densities.** The Market Place section of the City Center Overlay zone allows a building height range from 2 to 6 stories (48-75 feet in height).

- **Proposal.**

    - The project offers **210, for rent, units**, with a variety in bedroom count. The breakdown is the following:

        - Studio: 43 Units.

        - One-Bedroom: 143 Units.

        - Two-Bedroom: 24 Units.

    - Height: The proposed structure will range from **70 feet** at the highest elevation of the lot, to **74 feet** at the lowest elevation to compensate for heights from the existing slope. This structure is below the maximum height allowed of **75 feet**.

    - Exterior materials of a durable and resilient nature such as brick, stone, architectural metal panel, composite materials, or other materials of similar quality, hardiness, and low maintenance characteristics are proposed in the design of the proposal. For street-facing building facades, exterior building materials used shall consist of a minimum of 75 percent brick or stone excluding windows. The proposed structure currently meets this design standard.

    - Windows shall constitute at least 50 percent of first story street-facing facades, and windows shall be at least 50 percent transparent. The proposed structure currently meets this design

standard.

- Building 2, which is the primary structure, currently measures approximately 368 feet. No single building shall exceed 300 feet in length, as per **18.47.070 Site Standards**. The applicant is requesting a CCOZ-DA modification, in part, to waive this requirement on 3300 South and 1300 E façade of building, by providing the following public benefit in leu of said requirement:
    - Approximately 10 feet of additional right-of-way to create a larger sidewalk that, in addition to the plaza at the corner of 1300 E and 3300 S would create a more pleasurable and walkable experience for residents.
- 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. The applicant is requesting a CCOZ-DA modification, in part, to waive this requirement on 3300 South and 1300 E façade of building, by providing the following public benefit in leu of said requirement:
    - Approximately 10 feet of additional right-of-way to create a larger sidewalk that, in addition to the plaza at the corner of 1300 E and 3300 S would create a more pleasurable and walkable experience for pedestrians.
- Landscaping to be subject to MKZ 18.64 (Landscape standards). Proposal currently meets the requirement of allocating, at least, 30% of the overall lot size as open space.
- Parking is subject to MKZ 18.63 (Parking and Mobility Standards).
    - The Project shall have at least 276 parking stalls, which shall be contained within the parking structure, not visible from the Front-Facing Façade (3300 S). The breakdown of parking stalls is the following:
        - Studio units: 43 stalls required and provided.
        - One-bedroom: 143 stalls required and provided.
        - Two-bedroom: 35 stalls required and provided.
        - Guest Parking: 52 stalls required. Applicant provided a shared-parking table providing 54 stalls for commercial and guest parking.
        - Commercial: 13 stalls required. Applicant provided a shared-parking table providing 54 stalls for commercial and guest parking.

- **Access**: The Subject Property has one access (both ways) from 1300 E to the site, measuring 30' in width, meeting the 2019 Transportation Master plan. Additionally, two access have been proposed on 3300 S, one which will serve as an exit of the premises, and the other as just access. A median on 3300 S is recommended to avoid dangerous left-turns from the site onto 3300 S. Access has been reviewed and accepted by Millcreek Engineering.

- **Commercial Requirements:** A commercial aspect shall be proposed to meet the mixed-use requirements of the CCOZ. Applicants have identified potentially 5132 SF of commercial space. Commercial uses shall face a minimum of 50% of the total frontage on 3300 S.

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

    - Uses.
    - Ownership
    - Density
    - Length and Height.
    - Owner Occupancy and deed restrictions.
    - Setbacks.
    - Landscaping
    - Parking.
    - Materials.
    - Irrigation ditch cleanouts
    - Right-of-way improvements, streetscape and maintenance.
    - Step backs

DEVELOPMENT AGREEMENT:

The following are envisioned terms for the proposed Development Agreement.

1. **Uses.** The project shall consist of 210 apartment units. 5132 Square feet shall be allocated for Commercial/Retail Uses. The location of the commercial uses shall be arranged as depicted in the floorplans of Buildings One (1) and Two (2). Additionally, commercial uses shall face a minimum of 50% of the total frontage along 3300 S, as depicted in Exhibit _.

2. **Height.** The height of the buildings shall be measured from the lowest elevation point of the original grade (4401 ft), as depicted in the attached ALTA/NSPS Land Title & Topography Survey, Exhibit _. Height shall be no higher than 75 feet, as depicted in Exhibit C.

3. **Setbacks.** The setbacks for the building will be as established on the attached site plan, Exhibit _.

4. **Parking.** The project will include 276 parking stalls for the development. The Project will include 27 resident parking stalls, which shall be contained within the parking garage, located on the ground floor of the proposed building, as well as stalls for guest parking. The breakdown of parking stalls is the following, as depicted in Exhibit _:

    a. **Studio units:** 43 stalls.
    b. **One-bedroom:** 143 stalls.
    c. **Two-bedroom:** 35 stalls.
    d. **Commercial and Guest Parking:** 54 stalls for commercial and guest parking, as per share-parking table.

1. 28 of the 276 stalls will be **EV charging stalls**.

5. **Common Open Space.** The project will consist of open space totaling 30% percent of the project site (22,779 sf).

6. **Amenities.** The open space (22,779 sf) will include the following residential amenities:

    a. Plaza
    b. Pocket Park
    c. Courtyard
    d. Deck

7. Lighting. The developer will install eight (8) streetlights, as recommended by the Engineering Department, and the streetscape design for neighborhood streets as depicted in Figure 18.47.7 and Table 18.47-8, Section 18.47.060 of the Millcreek Code.

8. **Landscaping. Landscaping.** Landscaping will be provided as identified in the attached landscape plan (Exhibit C). Landscaping shall comply with the requirements of MKZ 18.64 (Landscape standards) and the Millcreek City Center Urban Forestry Standard. Landscaping materials shall include native or endemic groundcover. Turf grass is prohibited for use as a ground cover.

9. **Materials.** The project will consist of the following materials.

    a. Brick Veneer
    b. Metal Siding
    c. Adhered Masonry
    d. T&G Composite siding

    e. The arrangement of the materials and windows will be as depicted in Exhibit _.

10. **Streetscape and Right-of-way Improvements.** The streetscape along **1312 E 3300 S** shall be installed as depicted in Exhibit C, following the cross sections recommended by the Engineering Department and the streetscape design for neighborhood streets as depicted in Figure 18.47.7 and Figure 18.47.8, Section 18.47.060 of the Millcreek Code. Additionally, the Developer shall install frontage improvements to the abutting right-of-way (including, but not limited to, plaza, curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities), as depicted in Exhibit _.

11. **Public Benefit:** The applicant shall dedicate 10 feet of additional right-of-way along the property's frontage on 3300 South and 1300 East, to create a larger sidewalk in leu of stepbacks requirements through an easement, as depicted in Exhibit _.

12. **Road Medians:** Applicant must work with all applicable parties, not limited to Millcreek City and UDOT to install Medians in 3300 S and 1300 E to ensure the project accesses are not used by left-turning vehicles, maintaining a safer roadway close to busy intersections.

CONCLUSIONS:

- **Planning Open House Meeting:** Residents within 600' radius of the property was noticed to participate in an open house meeting, that was held on February 3rd, 2026. Staff did not receive any written comments in response to the application. However, during the meeting, close neighbors of the subjected property had the following questions:
    - Medians to be installed to manage left-turning traffic
    - Roads be expanded, specifically in 1300 E, to fit a right-turning lane.
- **Community Councils**: On February 3rd, 2026, during the Millcreek Community Council meeting, members moved to recommend the proposal as presented with a 5-1(abstaining) vote.
- The project qualifies for a CCOZ-DA by proposing a public benefit that will provide an additional ten (10) feet of Right-of-way along the frontages of 3300 S and 1300 E. This will create a more pleasurable and walkable experience for pedestrians.
- Applicants must work with all applicable parties, not limited to Millcreek City and UDOT to install Medians in 3300 S and 1300 E to ensure the project accesses are not used by left-turning vehicles, maintaining a safer roadway close to busy intersections.
- Any proposed building with a height greater than thirty-six feet (36'), excluding height projection allowances as set forth in MKZ 18.72.040 will be subjected to a Conditional Use Permit.
- 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: On February 18th 2026, during the Millcreek Planning Commission meeting, members moved to recommend approval, with an unanimous (6-0) vote, as presented.

Traffic Study (TIS): Medians are recommended to ensure the project accesses are not used by left-turning vehicles, maintaining a safer roadway close to busy intersections. The medians are recommended to span from the intersection of 1300 East & 3300 South past the project accesses to ensure that drivers do not try to turn around them. A right-turn bay along 3300 South is not recommended for the project access. If extra ROW is acquired, it is recommended that it be used for enhancing the pedestrian and bicyclist experience, making active modes more attractive in a developing urban environment.

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

SUPPORTING DOCUMENTS

- **Application package**
- **Traffic Study**
- **Appendix: Community Council/Public Comments**

When recorded, return to:

Millcreek
1330 E Chambers Ave
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into this ___ day of _____, 2026, by and between 3300 Cottonwood LLC ("Developer"), for the land to be included in or affected by the project located at approximately 1312 East 3300 South in Millcreek Utah, a municipal corporation of the State of Utah ("City"). The Developer and the City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, Developer owns approximately 1.75 acres of real property located at 1312 East 3300 South in Millcreek, Utah ("Property") and intends to develop the Property. A legal description of the Property is attached hereto as exhibit "A." The Parties desire that the Property be developed in a unified and consistent fashion and establish minimum standards for a new Residential Mixed-Use development consisting of 210 apartment units and approximately 5132 square feet of commercial space (the "Project") on the Property; and

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

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

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

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

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

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the Millcreek Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Ordinances and Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable ordinances and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with applicable City standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions/criteria set forth in exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the Millcreek Planning Commission and Millcreek meetings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party. This Agreement shall be binding upon any successors and assigns. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

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

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

TO DEVELOPER:	3300 Cottonwood, LLC ATTN: Gregg Christensen 1245 Brickyard Rd Suite 250 Salt Lake City, UT 84106
TO CITY:	Millcreek Cheri Jackson, Mayor 1330 E Chamber Ave Millcreek, Utah 84106

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

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall

be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

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

12. **Limitation on Recovery for Default – No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Developer or and assignee shall be that of specific performance. Notwithstanding such limitation the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Develop or any assignee.

13. **Term of Agreement.** The term of this Agreement shall be until July 13, 2046, and shall automatically expire on such date.

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

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

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

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

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

Millcreek

_____
Cheri Jackson, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

DEVELOPER

By: _____

Title: _____

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

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Cheri Jackson and Elyse Sullivan as the Mayor and the City Recorder, respectively, of Millcreek, a Utah municipality.

_____
Notary Public

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

The foregoing instrument was acknowledged before me this ___ day of _____ 2026 by _____.

_____
Notary Public

Exhibit A

1312 E 3300 S:
16-29-477-014-0000

Legal Description: BEG N 89^48'00" E 17 FT & S 00^18'43" W 7 FT FR NW COR OF LOT 9, BLK 23, 10 AC PL A, BF SUR; N 89^48'00" E 225.01 FT; S 00^18'50" W 199.01 FT; S 89^48'00" W 110 FT; N 00^18'50" E97.76 FT; S 89^48'00" W 125.01 FT; N 00^18'50" E 91.25 FT; N45^03'25" E 14.21 FT TO BEG. 0.79 AC M OR L. 4008-0043 4832-0361,0363 4920-0119 5513-2614 6001-2480 6087-1426,1427,1428 6011-0954 10142-2818 10267-1882 10253-1227 11007-3457

1332 E 3300 S
16-28-351-048-0000

Legal Description: BEG N 89^45' E 242 FT & S 0^14' W 7 FT FR NW COR OF LOT 9, BLK 23, TEN-ACRE PLAT A, BIG FIELD SUR; N 89^45' E 55 FT; S 0^14' W 113.28 FT; S 89^45'54" W 55 FT; N 0^14' E 113.27 FT TO BEG. 0.15 AC. 7305-2500 7305-2501 8008-0613 8245-6042 08577-4157 11007-3457

1348 E 3300 S
16-28-351-049-0000

Legal Description: BEG N 89^45' E 242 FT & S 0^14' W 120.27 FT FR NW COR LOT 9 BLK 23 10 AC PLAT A BIG FIELD SUR S 0^14' W 85.73 FT M OR L N 89^45' E 55 FT N 0^14' E 85.72 FT M OR L S 89^45' W 55 FT TO BEG. 0.11 AC. 5079-0577 7130-0209 7305-2500 7593-2333 09618-6382 11007-3457

1354 E 3300 S
16-28-351-052-0000

Legal Description: BEG N 89^48' E 434.7 FT FR NW COR LOT 9, BLK 23, TEN AC PLATA, BIG FIELD SUR; S 89^48'36" W 137.7 FT M OR L; S 0^18'43" W 206 FT; N 89^48'36" E 16.3 FT; S 0^18'43" W 25.83 FT; E 122.2 FT M RO L; N 232.24 FT TO BEG. EXCEPT THE N 7 FT OF THE W 82.5 FT THEREOF. 5237-1592 5448-0004 5465-0319 5451-0912 THRU 0926 6282-2106 6620-0886 7426-0252 7593-2333 8030-0962 09618-6382 11007-3457

Exhibit B
Design and Improvement Criteria

Developer and the City agree that the proposed development will incorporate the following:

1. **Uses.** The project shall consist of 210 apartment units. 5132 Square feet shall be allocated for Commercial/Retail Uses. The location of the commercial uses shall be arranged as depicted in the floorplans of Buildings One (1) and Two (2). Additionally, commercial uses shall face a minimum of 50% of the total frontage along 3300 S, as depicted in Exhibit C.

2. **Height.** The height of the buildings shall be measured from the lowest elevation point of the original grade (4401 ft), as depicted in the attached ALTA/NSPS Land Title & Topography Survey, Exhibit C. Height shall be no higher than 75 feet, as depicted in Exhibit C.

3. **Setbacks.** The setbacks for the building will be as established on the attached site plan, Exhibit C.

4. **Parking.** The project will include 276 parking stalls for the development. The Project will include 27 resident parking stalls, which shall be contained within the parking garage, located on the ground floor of the proposed building, as well as stalls for guest parking. The breakdown of parking stalls is the following, as depicted in Exhibit C:

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    e. 28 of the 276 stalls will be **EV charging stalls**.

5. **Common Open Space.** The project will consist of open space totaling 30% percent of the project site (22,779 sf).

6. **Amenities.** The open space (22,779 sf) will include the following residential amenities:

    a. Plaza
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    c. Courtyard
    d. Deck

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    b. Metal Siding
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    d. T&G Composite siding

    e. The arrangement of the materials and windows will be as depicted in Exhibit C.

10. **Streetscape and Right-of-way Improvements.** The streetscape along **1312 E 3300 S** shall be installed as depicted in Exhibit C, following the cross sections recommended by the Engineering Department and the streetscape design for neighborhood streets as depicted in Figure 18.47.7 and Figure 18.47.8, Section 18.47.060 of the Millcreek Code. Additionally, the Developer shall install frontage improvements to the abutting right-of-way (including, but not limited to, plaza, curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities), as depicted in Exhibit C.

11. **Public Benefit:** The applicant shall dedicate 10 feet of additional right-of-way along the property's frontage on 3300 South and 1300 East, to create a larger sidewalk in leu of stepbacks requirements through an easement, as depicted in Exhibit _.

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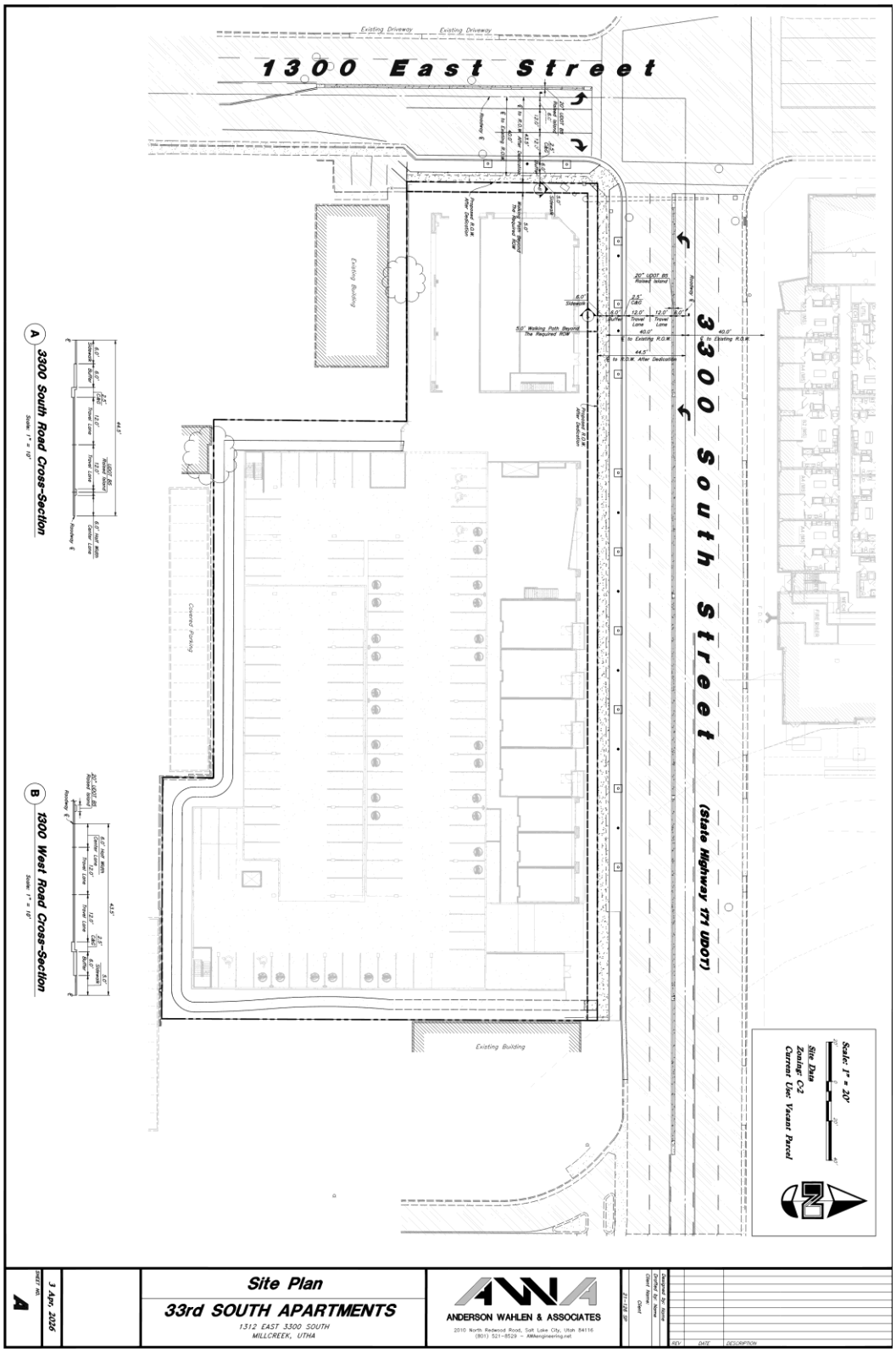
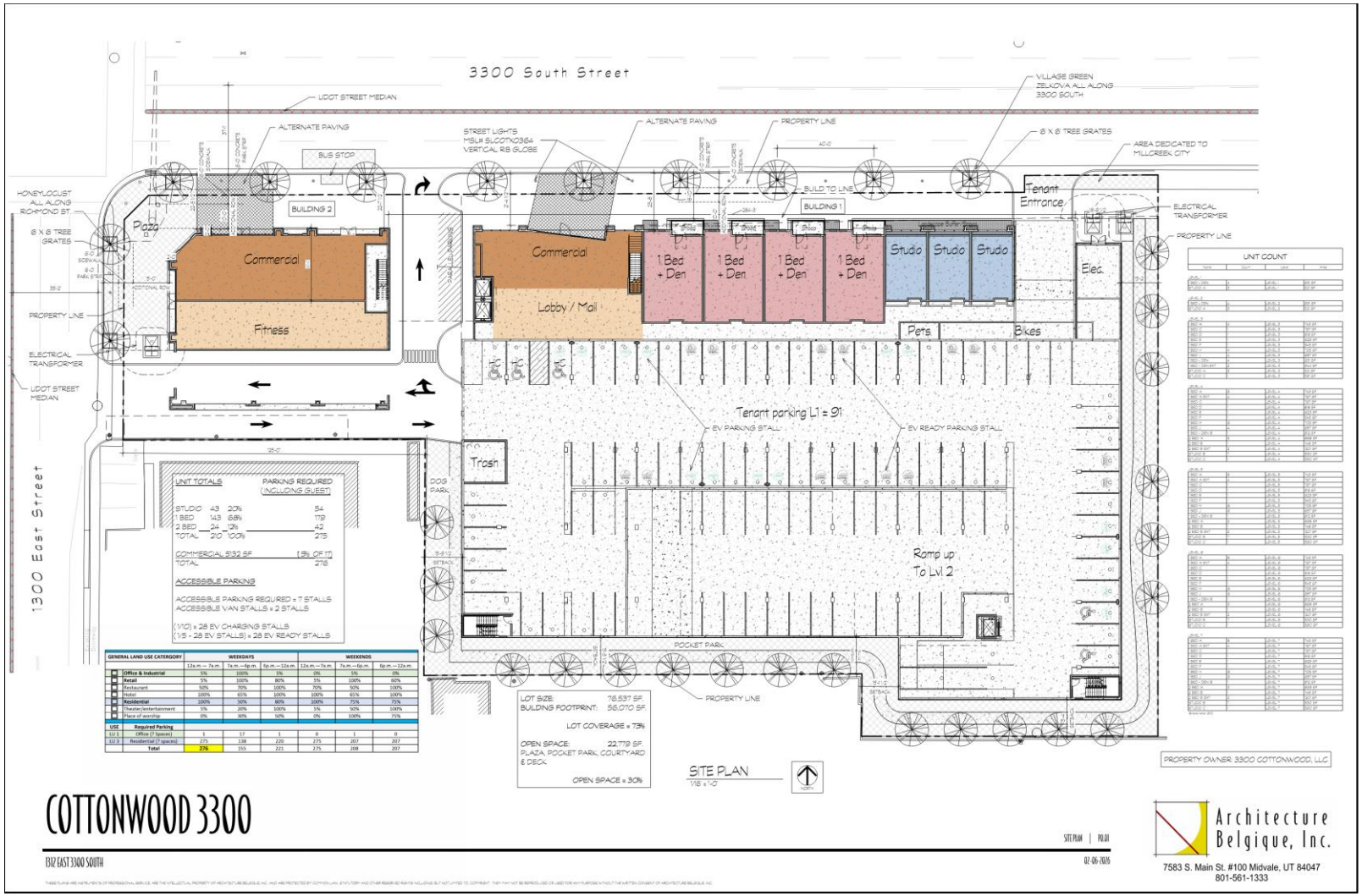
Exhibit C


1300 East Street
3300 South Street (State Highway 171 UDOT)
Existing Building
Existing Building
Covered Parking
Existing Driveway
Existing Driveway
Site Plan
Zoning: C-2
Current Use: Vacant Parcel
Scale: 1" = 20'
A 3300 South Road Cross-Section
Scale: 1" = 10'
B 1300 West Road Cross-Section
Scale: 1" = 10'
Site Plan
33rd SOUTH APARTMENTS
1312 EAST 3300 SOUTH
MILLCREEK, UTHA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net
3 Apr, 2026
A
REV DATE DESCRIPTION



GENERAL LAND USE CATERGORY	WEEKDAYS			WEEKENDS		
	12a.m. – 7a.m.	7a.m. –6p.m.	6p.m. –12a.m.	12a.m. –7a.m.	7a.m. –6p.m.	6p.m. –12a.m.
Office & Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

USE	Required Parking						
LU 1	Office (7 Spaces)	1	17	1	0	1	0
LU 3	Residential (7 spaces)	275	138	220	275	207	207
	Total	276	155	221	275	208	207

COTTONWOOD 3300

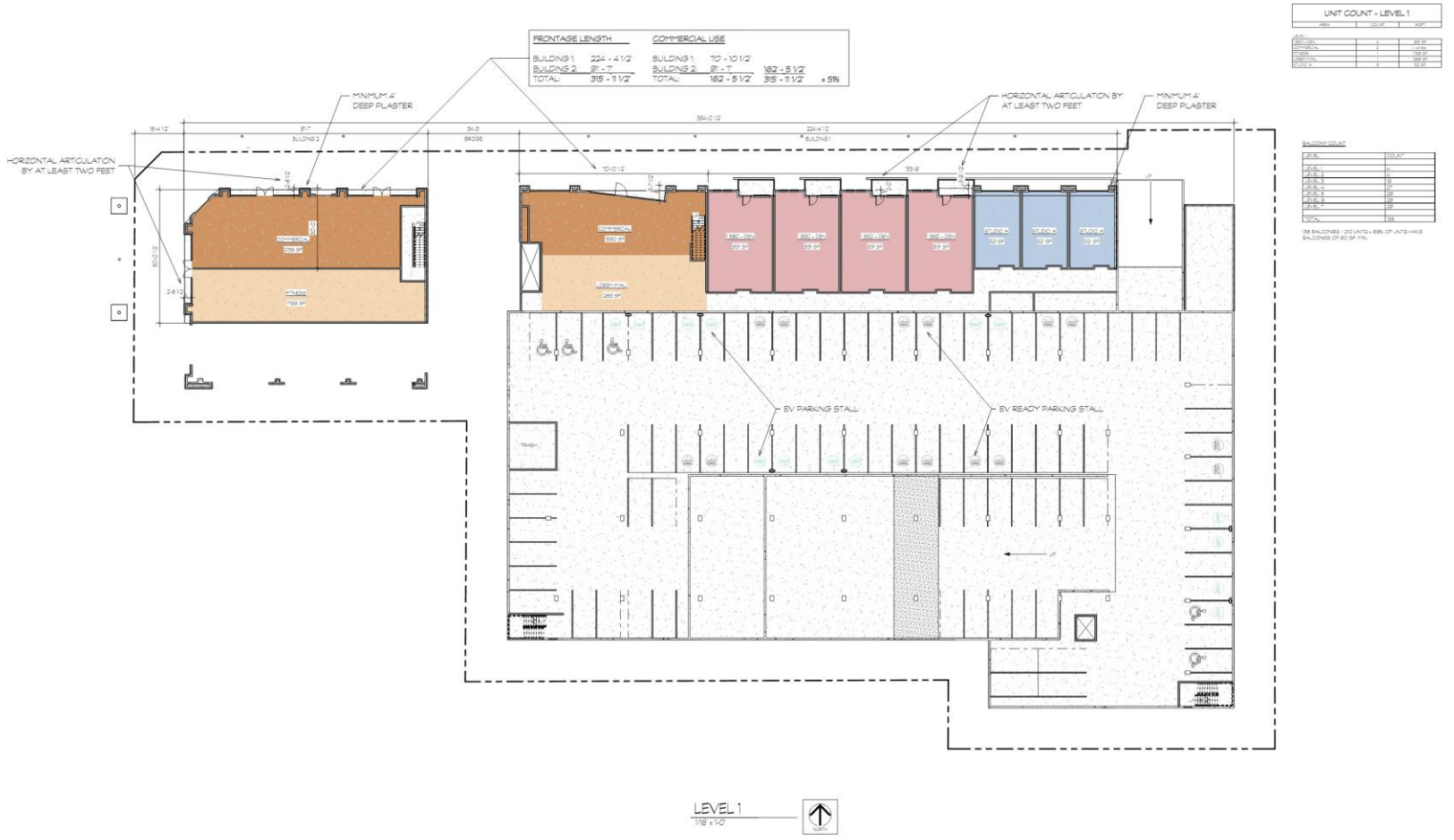
1312 EAST 3300 SOUTH

SITE PLAN | PG.01

02-06-2026

Architecture Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE ARE THE INTELLECTUAL PROPERTY OF ARCHITECT ARCHITECTURE BELGIQUE, INC. AND ARE PROTECTED BY COPYRIGHT LAW, STATUTORY AND OTHER REGIONAL RIGHTS INCLUDING BUT NOT LIMITED TO COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ARCHITECT ARCHITECTURE BELGIQUE, INC.



COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 1 | PLAN

02-06-2026

Architecture Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

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UNIT COUNT - LEVEL 2

AREA	COUNT	SQFT
LEVEL 2		
1BED + DEN	4	855 SF
LOBBY / CO WORKING	1	1024 SF
STUDIO A	3	512 SF

BALCONY COUNT

LEVEL	COUNT
LEVEL 1	0
LEVEL 2	16
LEVEL 3	16
LEVEL 4	21
LEVEL 5	21
LEVEL 6	21
LEVEL 7	21
LEVEL 8	21
TOTAL	158

139 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF MIN.

LEVEL 2
1/16" = 1'-0"

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 2 | PLAT

07-06-2026

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Architecture Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

COTTONWOOD 3300
1302 EAST 3300 SOUTH
LEVEL 3
1/8" = 1'-0"
USEABLE TERRACE
UNIT COUNT - LEVEL 3
Architecture Belgique, Inc.
7583 S. Main St. #100, Midvale, UT 84047
801-561-1333

LEVEL 4
1/8" = 1'-0"

UNIT COUNT - LEVEL 4

AREA	COUNT	SQFT
1BR/1BA		
BED A	8	743 SF
BED A + DEN	4	787 SF
BED B	1	591 SF
BED C	1	708 SF
BED D	1	828 SF
BED F	1	848 SF
BED G	6	705 SF
BED H	4	697 SF
BED + DEN B	1	844 SF
BED + DEN	1	1048 SF
LIVING B	1	1048 SF
LIVING B DEN	1	1007 SF
STUDIO A	1	680 SF
STUDIO C	1	680 SF

BALCONY COUNT

LEVEL	COUNT
LEVEL 1	6
LEVEL 2	14
LEVEL 3	16
LEVEL 4	21
LEVEL 5	22
LEVEL 6	22
LEVEL 7	22
TOTAL	123

138 BALCONIES / 20 UNITS = 69% OF UNITS HAVE BALCONIES OF 60 SF. ITY.

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 4 | PLAN

02-06-2026

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Architecture Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

UNIT COUNT - LEVEL 5

AREA	COUNT	SQFT
STUDIO		
1 BED A	3	743 SF
1 BED A EXT	4	781 SF
1 BED C	1	781 SF
1 BED D	1	658 SF
1 BED E	1	623 SF
1 BED F	1	545 SF
1 BED G	3	705 SF
1 BED J	6	697 SF
1 BED DEN B	1	812 SF
2 BED A	3	888 SF
2 BED B	1	1148 SF
2 BED B EXT	3	1201 SF
STUDIO A	1	330 SF
STUDIO B	1	330 SF

BALCONY COUNT

LEVEL	COUNT
1	1
LEVEL 1	4
LEVEL 2	4
LEVEL 3	18
LEVEL 4	31
LEVEL 5	28
LEVEL 6	28
LEVEL 7	28
TOTAL	138

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.

LEVEL 5
1/8" = 1'-0"

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 5 | PLOS

02-06-2026

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF ARCHITECTURE BELGIQUE, INC., AND ARE PROTECTED BY COPYRIGHT LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING BUT NOT LIMITED TO COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE BELGIQUE INC.

Architecture Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

UNIT COUNT - LEVEL 6

AREA	COUNT	SQFT
LEVEL 6		
1 BED A	6	743 SF
1 BED A ENT	4	767 SF
1 BED B	1	791 SF
1 BED C	1	818 SF
1 BED F	1	823 SF
1 BED H	6	845 SF
1 BED J	6	657 SF
1 BED J ENT	6	681 SF
1 BED + DEN B	1	972 SF
2 BED A	1	998 SF
2 BED B	1	1148 SF
2 BED B ENT	2	1201 SF
STUDIO B	1	530 SF
STUDIO C	1	560 SF

BALCONY COUNT

LEVEL	COUNT
LEVEL 1	4
LEVEL 2	6
LEVEL 3	19
LEVEL 4	21
LEVEL 5	28
LEVEL 6	28
LEVEL 7	28
TOTAL	134

134 BALCONIES / 210 UNITS = 64% OF UNITS HAVE BALCONIES OF 60 SF MIN.

LEVEL 6
1/8" = 1'-0"

NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 6 | PL06

02-06-2026

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Architecture Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

UNIT COUNT - LEVEL 7

AREA	COUNT	SQFT
LEVEL 7		
1 BED A	8	743 SF
1 BED A ENT	4	787 SF
1 BED C	1	721 SF
1 BED D	1	818 SF
1 BED E	1	643 SF
1 BED F	1	645 SF
2 BED A	6	886 SF
2 BED B	2	987 SF
2 BED + DEN B	1	913 SF
2 BED A	3	886 SF
2 BED B	1	146 SF
2 BED B ENT	2	160 SF
STUDIO B	1	330 SF
STUDIO C	1	330 SF

BALCONY COUNT

LEVEL	COUNT
LEVEL 1	0
LEVEL 2	0
LEVEL 3	19
LEVEL 4	19
LEVEL 5	20
LEVEL 6	20
LEVEL 7	20
TOTAL	118

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.

LEVEL 7

1/16" = 1'-0"

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 7 | PLOT

02-06-2026

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NORTH ELEVATION
1/16" = 1'-0"

WEST ELEVATION
1/16" = 1'-0"

GLAZING PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	PERCENTAGE
NORTH(BLDG 2)	1	69%
NORTH(BLDG 2)	5	34%
NORTH(BLDG 1)	1	50%
NORTH(BLDG 1)	5	29%
WEST	1	18%
WEST	5	27%
SOUTH	1	0%
SOUTH	5	25%
EAST	1	0%
EAST	5	27%

MATERIAL PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	MATERIAL	PERCENTAGE
NORTH(BLDG 1)	1	BRICK	33%
		STONE	64%
		WOOD	3%
NORTH(BLDG 1)	4-8	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH(BLDG 2)	1	BRICK	100%
NORTH(BLDG 2)	4-8	BRICK	100%
WEST(BLDG 2)	1	BRICK	100%
WEST(BLDG 2)	4-8	BRICK	100%
WEST(BLDG 1)	4-8	BRICK	2%
		METAL	34%
		STUCCO	45%
SOUTH(BLDG 2)	1	BRICK	72%
		STUCCO	28%
SOUTH(BLDG 1)	4-8	BRICK	8%
		METAL	27%
		WOOD	23%
		STUCCO	42%
EAST	4-8	BRICK	32%
		METAL	13%
		WOOD	31%
		STUCCO	24%

COTTONWOOD 3300

1312 EAST 3300 SOUTH

ELEVATIONS | P2.01

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SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

- BRICK VENEER
- METAL SIDING
- ADHERED MASONRY
- GLAZING
- T&G COMPOSITE SIDING

EAST ELEVATION
1/16" = 1'-0"

GLAZING PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	PERCENTAGE
NORTH (BLDG 2)	1	69%
NORTH (BLDG 2)	5	24%
NORTH (BLDG 1)	1	8.5%
NORTH (BLDG 1)	5	28%
WEST	1	16%
WEST	5	27%
SOUTH	1	0%
SOUTH	5	25%
EAST	1	0%
EAST	5	27%

MATERIAL PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	MATERIAL	PERCENTAGE
NORTH (BLDG 1)	1	BRICK	9.9%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-8	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
NORTH (BLDG 2)	4-8	BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
WEST (BLDG 2)	4-8	BRICK	100%
WEST (BLDG 1)	4-8	BRICK	21%
		METAL	54%
		STUCCO	4.5%
SOUTH (BLDG 2)	1	BRICK	72%
		STUCCO	28%
SOUTH (BLDG 1)	4-8	BRICK	8%
		METAL	27%
		WOOD	23%
		STUCCO	42%
EAST	4-8	BRICK	32%
		METAL	13%
		WOOD	31%
		STUCCO	24%

COTTONWOOD 3300

1312 EAST 3300 SOUTH

ELEVATIONS | P2.02

02-06-2026

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3D View 1

3D View 2

3D View 3

COTTONWOOD 3300

1312 EAST 3300 SOUTH

PERSPECTIVES | P2.03

02-06-2026

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City Center Overlay Zone (CCOZ) Pre-Application and Checklist

Millcreek City Hall
1330 East Chambers Avenue
Millcreek, Utah 84106
801-214-2700
millcreekut.gov

All boxes and fields below must be completed		
Date of Application Submission:	Property Address: 1312 E 3300 S	
Parcel Number(s): 16-29-477-0140, 16-28-351-0480, 16-28-351-0490, 16-28-351-0520		
Name of Proposed Development: Cottonwood 3300		Square Feet: 76,537sf
Description of Proposed Development: Mixed-use development with 210 residential apartments; 3,748sf of commercial space; and 276 parking stalls.		

All development located in the City Center Overlay Zone (CCOZ) shall submit a completed City Center Overlay Zone (CCOZ) Checklist and Application. Applications that fail to adequately address all city requirements will not be accepted and processed. All applications deemed a conditional use permit are subject to the procedures and requirements found in 18.15.030 Administrative Decisions – Other Land Use Decisions (A) and must also fill out the Conditional Use Supplementary Questions and Standards of Approval forms.

Verify the information below has been submitted with application per 18.15.030 Administrative Decisions – Other Land Use Decisions (A)

Contact Information: Name, address, telephone number, e-mail.

The property owner's name, address, e mail, and telephone number, if different than the applicant, and the property owner's signed consent to the filing of the application.

The current zoning classification, zoning district boundaries, and present use of the subject property.

A site plan or plans, drawn to scale, including sketches of the types of buildings proposed, floor plans, elevations of proposed buildings, materials, landscaping, parks, plazas, pedestrian pathways, parking, low impact design stormwater techniques to be applied to the site, known faultlines and recommended setbacks, oblique sketches of the project to show any view related issues (Valley and Mountains), and conceptual street cross sections using the requirements of Section **18.47.060 Design Standards.**

✓ if Yes	Site Plans Shall Include the Following Below:	*Staff Use Only*	
☑	Owner name and all addresses of the proposed development	☐	☐
☑	Location and name of streets	☐	☐
☑	Property boundaries and dimensions including any known survey monuments	☐	☐

☑	Location and footprints of any proposed structures	☐	☐
☑	Location and stall counts of all proposed parking including any on-street parking	☐	☐
☑	Precise location of existing and proposed driveways or entry ways	☐	☐
☑	Location of existing and proposed fencing	☐	☐
☑	Location of proposed waste container and enclosure	☐	☐
☑	Utility plans, including additional water and sewer service. Identify location of any irrigation canals or ditches.	☐	☐
☑	Location of any proposed signs	☐	☐
☑	Location of existing and proposed easements, including all easements within 50 feet on abutting properties	☐	☐
☑	Location of any streams or waterways, if applicable	☐	☐
☑	Tabulation table identifying percentage of land use allocation on the site (building coverage, open space, landscaping,parking)	☐	☐
☑	A written explanation of the project that describes the thematic elements of the project, the place making concepts, one or more signature features, commercial and mixed-use designs (if applicable), potential tenants, its' relationship to the goals for the City Center and other details that will provide reasons that the development will create a long term benefit to the City and proposed techniques to mitigate any anticipated detrimental effects.	☐	☐
☑	A site-specific geologic hazard study and report, if required per Chapter **18.61 Sensitive Lands.**	☐	☐
☑	A summary table / tabulation box showing: floor area by use, provided parking by use, materials percentages, percentages of doors and windows, residential amenities if required, and open space requirements.	☐	☐
☑	Other information or documentation the City may deem necessary, as described on the application form, for proper review and analysis of a particular application and its potential detrimental effects.	☐	☐
☑	**Millcreek Land Use Application and Owner Affidavit (Signed and Notarized)**	☐	☐

CCOZ Pre-Application Compliance Matrix

Checkmark and Complete <u>All</u> boxes and fields below

CCOZ District		Building Elevations			
Neighborhood	☐	12-26 feet	☐	40-75 feet	☐
Mill Center	☐	12-38 feet	☐	48-75 feet	☑

MarketPlace ■		24-50 feet ☐	

Building Type			
Mixed-Use ■	Multi-Family ☐	Highland Drive ☐	Millcreek Common ☐
Office/Comm/Civic Mixed ☐	Townhome ☐	Richmond/1300 East ■	Laneway ☐
Adaptive Reuse ☐		3300 South ■	Woonerf ☐
Commercial Single Purpose ☐		Neighborhood Street ☐	Corner Lot ■

Parking Stalls by Use				
USE TYPE	√ IF YES	UNIT #	STALLS REQ.	STALLS PROVIDED
STUDIO	■	43	43	
1 BEDROOM	■	143	143	
2 BEDROOM	■	24	36	
3 OR MORE BEDROOM	☐			
GUEST (.25)	■	210	52.5	
COMMERCIAL	■	5132	12.83	
SERVICE	☐			
OFFICE	☐			
TOTAL:			287.33	276

Shared Parking, EV and ADA			
SHARED PARKING:	Y NO ☐	YES ■	N/A ☐
REQUIRED SPACES BEFORE SHARED PARKING TABLE: **288**			
SPACES PROVIDED AFTER SHARED PARKING TABLE: **276**			
EV SPACES WITH 220 VOLT CHARGING STATION: **10**			
EV SPACES WITH 220 VOLT INFRASTRUCTURE: **55**			
ADA SPACES PROVIDED: 9			

On-Street Parking Stalls	
HOW MANY SPACES:	0
STREET NAME(S):	N/A
STREET NAME(S):	N/A

Please be as specific as possible and verify plan set type, page and sheet number are correct. FOR PROJECT DETAILS, DO NOT LEAVE BLANK, WRITE N/A, UNAVAILABLE, OR COMING SOON.

CATEGORY	CCOZ REQUIREMENT	PROJECT DETAILS (Provide page and sheet number in plans identifying requirement is satisfied.)		REVIEW NOTES (*Office Only*)
Use Requirements				
		PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
Commercial Uses	Required for ground floor facades.	Architectural	P1.01	YES ■ NO ☐
Streetscape Requirements				
		PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED

Street Type	List applicable street type and illustrate correct right-of-way	Architectural	P0.01	YES ☐ NO ☐
Street Tree Plan	Depends on street type. See Millcreek Urban Forestry Standards.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Dedication	May be required based on street type. Is correct right-of-way dedication illustrated.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Street Furnishing, Light Poles	Required based on street type. Are all furnishings and lightpoles labeled correctly. Refer to CCOZ light pole plan.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Bulk Requirements				
Build to Zone	0 to 10 feet – subject to new street standard	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Minimum Side Yard Setbacks	10 feet between buildings. Note: greater setbacks may be required where walls containing residential windows are adjacent to another building with residential windows.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
		PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED

Minimum Rear Yard Setbacks	10 feet, or 25 feet if adjacent to residential zoning.	Architectural	P0.01	YES ☑ NO ☐
Building Height	Maximum height to be established per the height map in the CCOZ. Applicant to verify by survey the property location to determine the allowable height.	PLAN SET TYPE Architectural	PAGE # P3.01	REQUIREMENT SATISFIED YES ☑ NO ☐
Height Transitions	Required for projects within 100 feet of an R-1 or R-2 zone	PLAN SET TYPE N/A	PAGE # N/A	REQUIREMENT SATISFIED YES ☑ NO ☐
Minimum Lot Coverage	50 percent	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☑ NO ☐
Maximum Lot Coverage	80 percent	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☑ NO ☐
Off-Street Parking	Must be located to the side or rear of building or structure	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☑ NO ☐
Design Standards				
		PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED

Entrances	First floor entrances must face street.	Architectural	P1.01	YES ■ NO □
Building step-backs	20' foot street or common facing stepback required between first and third stories.	PLAN SET TYPE Architectural	PAGE # P1.03, P1.04	REQUIREMENT SATISFIED YES □ NO ■
Windows	50 percent of street facing facades, and 25 percent of upper story facades. Windows must be designed to standards described in the graphic.	PLAN SET TYPE Architectural	PAGE # P2.01	REQUIREMENT SATISFIED YES ■ NO □
Landscaping	Specific street trees required. Submit plan for non-public spaces. See Millcreek Urban Forestry Standards.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ■ NO □
Garbage and Recycling	May not be closer than 10 feet from a property line, unless in a parking structure. Enclosures are required for waste containers outside of buildings.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ■ NO □
Building Materials	Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way. Stone or brick must be 50 percent of ground floor, excluding windows, or 75 percent of ground floor, excluding windows, if the project is in the Mill Center District	PLAN SET TYPE Architectural	PAGE # P2.01	REQUIREMENT SATISFIED YES ■ NO □

Building Length	No single building may exceed 300 feet in length.	PLAN SET TYPE Architectural	PAGE # P1.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Building Separation	Buildings must be separated by at least 10 feet. Note: greater setbacks may be required where walls containing residential windows are adjacent to another building with residential windows.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Facade Articulation	Rooflines shall vary every 100 feet. 3 foot depth façade depth variation requires for buildings longer than 100' feet. 2' foot other sides.	PLAN SET TYPE Architectural	PAGE # P2.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Plaza	Sites greater than one acre must have a plaza on the front, corner side, or side of the building.	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐
Open Space	Defaults to lot coverage requirements. Residential open space to be 20 percent not including private balconies. May be reduced with a fee-in- lieu, under certain circumstances	PLAN SET TYPE Architectural	PAGE # P0.01	REQUIREMENT SATISFIED YES ☐ NO ☐

Commercial Frontage	100% of a ground floor along and facing Mill Common 50% of a ground floor facing a street outside of Mill Common area	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
		Architectural	P1.01	YES ☐ NO ☐
Residential Amenities	3 required per 19.44.050 (11)	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
		Architectural	P1.01, P1.02, P1.04	YES ☐ NO ☐
Rooftop Gardens	Allowed, subject to design standards. A ten-foot setback is required for any amenity feature on a roof deck, except for solar panels	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
		N/A	N/A	YES ☐ NO ☐
Balconies	All units must have a balcony of 60 sf and 6' depth.	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
		Architectural	P1.01	YES ☐ NO ☐
Utilities	Utilities must be buried underground.	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
		Civil	C3.1	YES ☐ NO ☐
Management	24 hour onsite management required. 19.44.050 (E) (17)	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
		Architectural	P1.01, P1.02	YES ☐ NO ☐
		PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED

Electric Vehicle Charging	Parking structures shall include one 220V electric vehicle charging station per each 10 stalls. 1 per garage in Townhouses	Architectural	P0.01	YES ☑ NO ☐
Unit Storage	Each unit must provide 100 cubic feet of unit storage. 19.44.050 (E)(17)	PLAN SET TYPE Not detailed, but will be met	PAGE # 	REQUIREMENT SATISFIED YES ☑ NO ☐
Energy Efficiency	Rooftops must include solar for at least 50% of rooftop area or building shall be designed to exceed the energy efficiency standards of the current state-adopted International Energy Conservation Code and ASHRAE standards by at least 5%.	PLAN SET TYPE N/A	PAGE # N/A	REQUIREMENT SATISFIED YES ☑ NO ☐
Parking				
Minimum Parking Requirement	MKZ 19.80 PARKING AND MOBILIZATION	PLAN SET TYPE	PAGE #	REQUIREMENT SATISFIED
	1.0 spaces per studio unit	Architectural	P0.01	YES ☑ NO ☐
	1.0 space per one bedroom unit			
	1.5 spaces per two-bedroom unit			
	2 spaces per unit for units with three or more bedrooms			
	0.25 spaces per unit for visitor parking			
	Restaurant - 1 space per 150 square feet of seating area			
	Profession Office - 1 space per 400 square feet			
	Retail - 1 space per 300 square feet of gross floor area			

Submit this application with all required documents to the Planning Department for review.

COTTONWOOD 3300

A COTTONWOOD RESIDENTIAL DEVELOPMENT

PROJECT DESCRIPTION

PROJECT SUMMARY

Located on the SE corner of 1300 East and 3300 South in Millcreek, Utah, the site is currently vacant and was previously fragmented with vacant lots, an abandoned home, and a small office building. Proposed, is further contribution to the overall revitalization and growth of Millcreek's City Center with a 7-story-210-unit building, with approximately 3,500sf of commercial space, gathering spaces and walk-up units at street level. These programs will bring people to the street and help create a more safe and enjoyable experience within the city center. The project seeks to embrace the city's setbacks by pursuing a Development Agreement to broaden the public ROW and enhance the streetscape. The second and third level terraces will also bring eyes to the street and human scale elements to 3300 S. enhancing the overall pedestrian experience.

Due to the geography and slope of the project site, the building ranges from ~75' on the west property line to ~70' on the east property line. The project houses a range of unit sizes from 500sf to 1,200sf in order to accommodate a wide spectrum of incomes and residents. Amenities such as a fitness center, a gear shop, and a pool courtyard are scattered throughout the building to connect residents and promote healthier lifestyles. The commercial space will further energize the hard corner as a welcome addition to the mixed-use Millcreek Common environment. The project has a sophisticated look with the use of expansive glazing, multiple brick applications, metal panel accents, adhered masonry, and tongue & groove composite siding. The use of these nonintrusive and complementary materials allows city life to flow into the residential spaces, creating a harmonious balance of the live/work lifestyles that have become so necessary for today's economy.

This project will be overall beneficial in helping the city reach its goals of building a City Center that is a vibrant, walkable mixed-use area with a range of employment, services, and housing by bringing more residents to the area, making a safer more enjoyable pedestrian experience, and providing street level public gathering areas.

3D View 1

3D View 2

3D View 3

COTTONWOOD 3300

1312 EAST 3300 SOUTH

PERSPECTIVES | P2.03

02-06-2026

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7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

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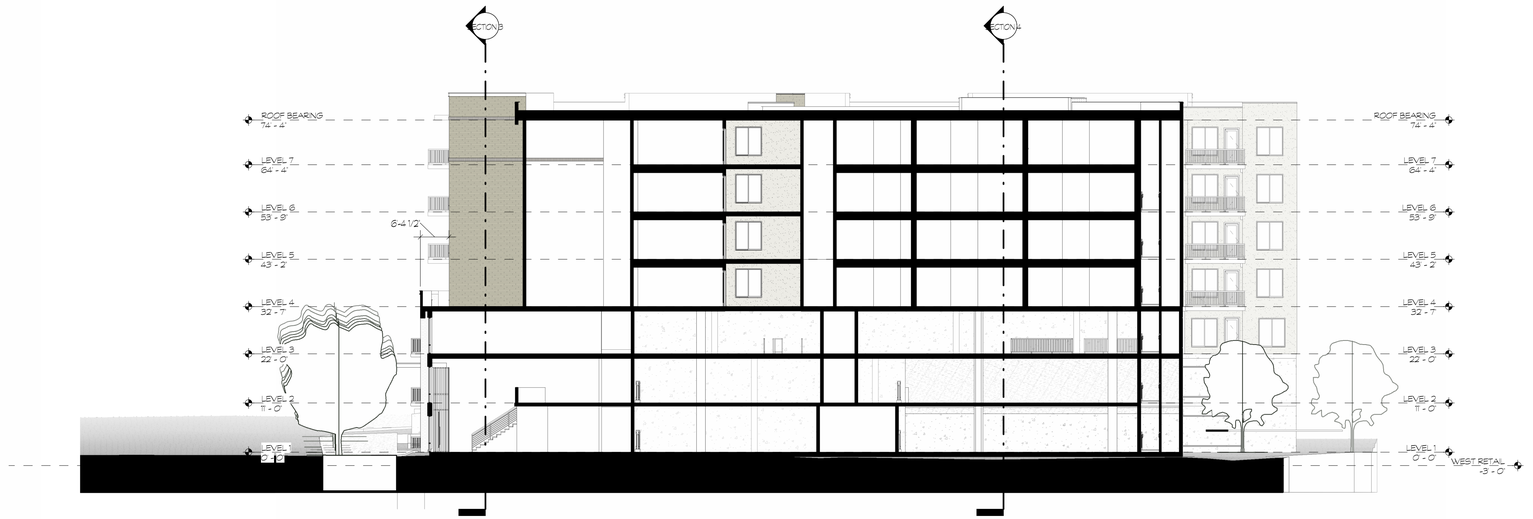
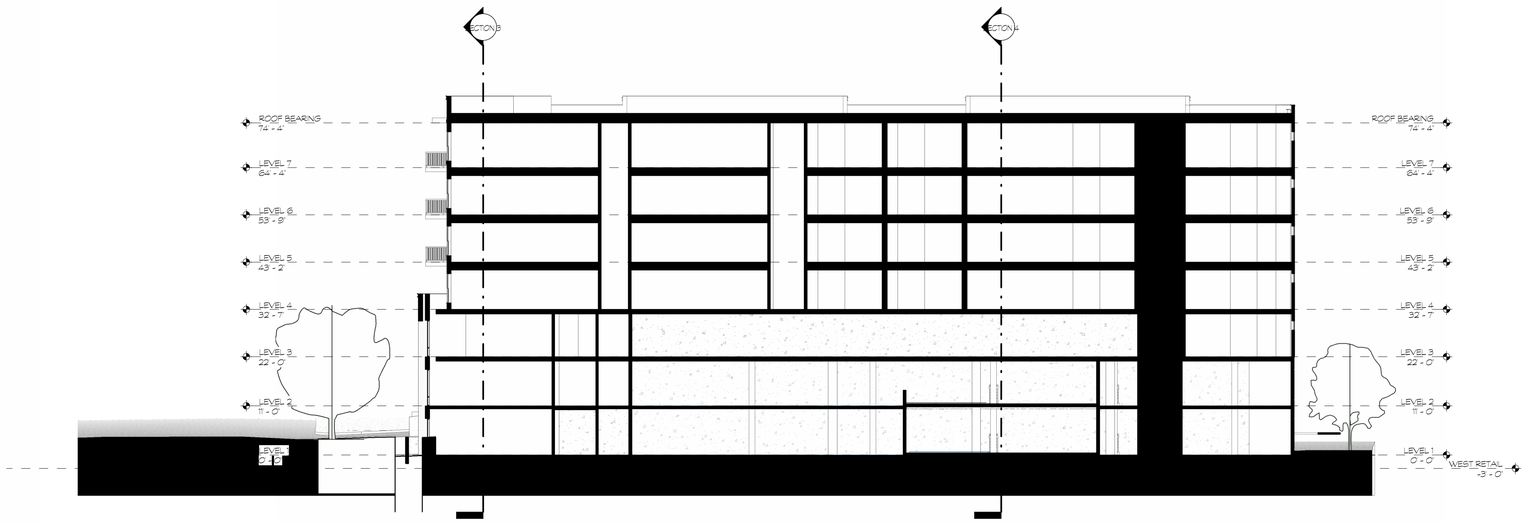


SECTION 1

1/16" = 1-0"



SECTION 2

1/16" = 1-0"

COTTONWOOD 3300

1312 EAST 3300 SOUTH

SECTIONS | P3.01

02-06-2026

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801-561-1333

Fehr & Peers

Memo

Date: December 8, 2025

To: Francis Lilly, Millcreek City

From: Matt Hastings, Fehr & Peers

Subject: Cottonwoods Traffic Study Update

This memorandum summarizes the anticipated effects on local traffic for the updated land use for the Cottonwoods development. In 2021, Fehr & Peers submitted a Traffic Impact Study (TIS) for the same site with different land uses. Since the 2021 analysis, the project land uses have changed from 226 residential dwelling units with 4,374 square feet of office space and 3,361 square feet of commercial space to a development that includes 209 residential dwelling units and 5,132 square feet of commercial space. This update evaluates the effects of the changed land uses on the traffic operations. Entitled projects within the study area are included in the background traffic volumes. The possible impacts of a different land use at this site and the Cottonwood Mall redevelopment are considered as well. This memorandum serves as an addendum to the 2021 analysis.

Project Description

The Cottonwoods development is located approximately at 1300 East 3300 South in Millcreek, Utah. The project will include two accesses onto 3300 South and one onto 1300 East. The access on 1300 East is located approximately 75 feet south of the intersection of 1300 East & 3300 South. The western project access along 3300 South is located approximately 130 feet east of the intersection of 3300 South & 1300 East. The eastern project access along 3300 South is located approximately 230 feet further east. The access on 1300 East and the eastern access on 3300 South are proposed as right-in, right-out driveways. The western access on 3300 South is proposed as right-out only.

This update assumes the following land uses:

- 43 units Studio Apartments
- 142 units 1-Bedroom Apartments
- 24 units 2-Bedroom Apartments
- 5,132 ft^2 General Commercial Space

Trip Generation

Trip generation estimates for the project were developed using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021, and Fehr & Peers' mixed-use development (MXD+) methodology, a Fehr & Peers web application that estimates

the benefits of mixed-use and context-specific developments by looking at interactions among the mixture of land uses and patron usage of alternative modes (i.e., transit, bicycling, and/or walking).

The gross and net external vehicle trips expected to be generated by the mixed-use development, along with the vehicle trip reduction rates (that account for trips that are internal to the site, as well as trips that shift to transit or walk/bike modes) are shown in **Table 1**. The trips generated from this development are calculated to be 793 daily trips and 53 and 76 trips in the AM and PM peak hours, respectively.

Table 1: Site Total Trip Generation

Land Use Inputs				Trip Generation Calculations						
ITE Land Use	**ITE Code**	**Units**	**Quantity**	**Daily Total**	**AM In**	**AM Out**	**AM Total**	**PM In**	**PM Out**	**PM Total**
Studio Apartment	221	Dwelling Units	43	159	2	5	7	10	7	17
1-bed Apartment	221	Dwelling Units	143	649	12	41	53	34	22	56
2-bed Apartment	221	Dwelling Units	24	109	2	7	9	5	4	9
Retail	822	1,000 Sq Ft	5.1	279	7	5	12	17	17	34
Net Raw Project Trips				1,196	23	58	81	66	50	116
Internal Capture				-26	-1	-1	-2	-3	-3	-6
External Walk, Bike, and Transit				-377	-7	-20	-27	-13	-20	-33
Net New Project Trips				**793**	15	38	**53**	43	33	**76**

Source: Fehr & Peers

As requested, an alternative land use was considered to compare trip generation. High-volume restaurant drive-through have unique traffic demand and are a new category in the newly released ITE 12th edition of trip generation. The ITE code for this use is 929 and encompasses restaurants similar to In-N-Out Burger, Chick-fil-A, and raising cane's. A high-volume restaurant drive-through, assumed to be approximately 5,000 square feet, would generate roughly 130 total trips during the AM peak hour and 292 trips during the PM peak hour, the total daily trips generated would be roughly 3,266. A 5,000 square foot restaurant would be similar in size to the In-N-Out Burger located at the intersection of 2100 South & Main Street which is situated on a similarly sized parcel. Compared to the proposed residential and retail use, the trip generation from the high-volume restaurant drive-through would be 2.5 and 3.8 times larger for the AM and PM peak hour periods, respectively.

Traffic Operations Analysis

Using VISSIM software and the HCM 7th Edition (HCM 7) delay thresholds, the peak hour Level of Service (LOS) was computed. **Table 2** and Error! Reference source not found. show the LOS comparisons for background and plus project conditions and a comparison to scenarios from the 2019 corridor study. The existing background traffic volumes were updated with traffic counts

collected in July 2025. Trips generated by entitled projects in the area were included in the background volumes as well. The entitled projects that were included were:

- Millcreek Commons East
- MC33
- The Westerly
- Medical Office along Highland Drive
- Millhaus
- Office and restaurant along Richmond Street
- Brick Lofts Phase II

As shown in **Table 2**, the proposed land use does not result in any intersection reaching an LOS of E or F, levels typically considered deficient. Both accesses along 3300 South operate at acceptable LOS. The vehicles exiting the project site from these two driveways are not anticipated to experience delay of more than 10 seconds. Both major signalized intersections are not significantly impacted by this development and maintain the same LOS in plus project conditions as in background conditions. This is likely due to the relatively small impact on the overall traffic volumes this development has.

The project access along 1300 East, while at an acceptable LOS, may experience higher levels of delay if large numbers of vehicles are attempting to turn left at the intersection of 1300 East & 3300 South from this project access. This is due to the queue from the northbound vehicles, of all turning movements at the intersection of 1300 East & 3300 South, which block the exit for vehicles leaving the project via this access. The VISSIM model assumed that roughly half of the vehicles exiting the site from this access would make a left at this intersection. Under this assumption, the LOS for this exit was still an acceptable LOS D in the worst case. Northbound right-turning vehicles at the intersection of 1300 East & 3300 South regularly queue past the available storage length but clear in each cycle of the traffic signal.

Compared to the "Future Plus Greatest Impact Scenario Conditions" in the Highland Drive Corridor Study, the impact of this development, and the updated background conditions, are smaller than the greatest impact scenario from the Highland Drive Corridor Study. The PM peak hour in the greatest impact scenario projected LOS E for both of the signalized study intersections. This analysis found that both signalized intersections would operate at LOS C in future plus project scenarios (AM and PM peak hours).

For all project accesses to operate safely and effectively, median barriers are recommended along 1300 East and 3300 South near the project. The median along 1300 East is recommended to extend approximately 120 feet from the intersection of 1300 East & 3300 South, or roughly 35 feet further south than the project access. The median along 3300 South is recommended to extend approximately 475 feet from the intersection with 1300 East to the Home Depot access. The addition of median barriers is expected to increase the number of u-turns at the two signalized study intersections. The u-turns that are expected to be created due to the median barriers are the eastbound to westbound turn at Highland Drive & 3300 South, the northbound to southbound at 1300 East & 3300 South, and the westbound to eastbound at 1300 East & 3300 South. The u-turns were included in the Vissim model and none of the left turn lanes experienced a decrease in LOS.

Table 2: AM and PM Peak Hour Level of Service Summary

Intersection[1,2,3,4,5]			Existing	Existing + Project	Future	Future + Project
ID	Location	Period				
1	1300 East & 3300 South (Signal)	AM	B / 20	B / 20	C / 23	C / 23
		PM	C / 27	C / 27	C / 33	C / 34
2	Highland Drive & 3300 South (Signal)	AM	C / 25	C / 24	C / 25	C / 25
		PM	C / 23	C / 23	C / 27	C / 27
3	Access 1 (eastern) & 3300 South (Side Street Stop)	AM	na[6]	A / 7 (NBR)	na	A / 7 (NBR)
		PM	na	A / 7 (NBR)	na	A / 6 (NBR)
4	Access 2 (western) & 3300 South (Side Street Stop)	AM	na	A / 1 (NBR)	na	A / 1 (NBR)
		PM	na	A / 1 (NBR)	na	A / 1 (NBR)
5	1300 East & Access 3 (Side Street Stop)	AM	na	A / 6 (WBR)	na	B / 11 (WBR)
		PM	na	A / 5 (WBR)	na	D / 29 (WBR)

Table 3: Level of Service Summary – 2019 Highland Drive Corridor Study

Intersection[1,2,3,4,5]			Future	Future + Greatest Impact
ID	Location	Period		
1	1300 East & 3300 South (Signal)	AM	C / 23	C / 33
		PM	C / 25	**E / 56**
2	Highland Drive & 3300 South (Signal)	AM	C / 25	C / 30
		PM	C / 27	**E / 58**

1. This represents the overall intersection LOS for signalized intersections using the HCM 7 methodology.
2. This represents the worst movement LOS and is only reported for unsignalized intersections using HCM 7 methodology.
3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.
4. LOS highlighted in **bold** indicate a deficient LOS.
5. Results report in LOS / Delay format. Delay is given in Seconds/Vehicle
6. Access 1, 2, and 3 do not exist in existing background conditions

Source: Fehr & Peers, 2025

ROW Analysis

It is possible that upon buildout of this development, some extra space will be allocated to the ROW along 3300 South instead of being used by the development. The developer has indicated that this space may either be dedicated to pedestrian space or more space allocated for turning vehicles. Using NCHRP report 457, a right-turn bay is unnecessary. Based on this and the safety benefit of calming vehicles along 3300 South, allocating additional space to a right-turn bay is not recommended. If a right-turn bay is desired, the standard width is 12 feet. Improving the pedestrian and bicyclist amenities along 3300 South would be a more productive use of extra space along the roadway. Enhancing the pedestrian and bicyclist experience could contribute to more active transportation modes being used as the Millcreek City Center continues to build out.

Cottonwood Mall Redevelopment

The Cottonwood Mall, Holladay Hills, located along Highland Drive south of Murray Holladay Road, has been planned to be redeveloped into a large mixed-use development. This redevelopment was not included in the 2019 Highland Drive Corridor Study and is expected to have an impact on overall traffic volumes along Highland Drive in the study area of this project. Trip generation and distribution were calculated for this site, and the impact on Highland Drive between 3300 South and 3900 South is reported here. **Table 4** shows the trip generation calculated for the site using MXD+, which accounts for internal capture and alternative modes within a mixed-use site. The land uses and quantities are the same as were used by Glatting Jackson Kercher Anglin, Inc. in the 2007 Traffic Study included in the site development master plan.

Table 4: Cottonwoods Mall Redevelopment Total Trip Generation

Land Use Inputs				Trip Generation Calculations						
ITE Land Use	**ITE Code**	**Units**	**Quantity**	**Daily Total**	**AM In**	**AM Out**	**AM Total**	**PM In**	**PM Out**	**PM Total**
Single Family	210	Dwelling Units	26	245	5	13	18	15	9	24
Apartments	223	Dwelling units	461	2,217	48	118	166	125	87	212
Condos	230	Dwelling units	114	392	12	38	50	29	12	41
Movie Theater	445	1,000 Sq Ft	53.9	4,209	*[1]	*	*	313	20	333
Fitness Club	492	1,000 Sq Ft	20.3	*	14	13	27	40	30	70
Office	710	1,000 Sq Ft	83.8	908	112	15	127	21	100	121
Retail	820	1,000 Sq Ft	480	17,765	250	153	403	783	849	1,632
Supermarket	850	1,000 Sq Ft	59.4	5,574	100	70	170	266	266	532
Net Raw Project Trips				31,310	541	420	961	1,592	1,373	2,965
Internal Capture				-1,600	-33	-33	-66	-126	-126	-252
External Walk, Bike, and Transit				-3,251	-81	-30	-111	-40	-257	-297
Net New Project Trips				**26,459**	441	342	**783**	1,297	1,118	**2,415**

1. ITE rates not available.

Source: Fehr & Peers

The trips generated by the Cottonwood Mall redevelopment were distributed through the regional roadway network according to the regional land uses and roadway capacities. Roughly 32% of project trips were routed through Highland Drive between 3300 South and 3900 South. During the AM peak hour the Cottonwood Mall redevelopment is expected to generate roughly 110 northbound vehicles and 141 southbound vehicles along Highland Drive between 3300 South and 3900 South. During the PM peak hour, the development is expected to generate roughly 359 northbound vehicles and 416 southbound vehicles. In the future plus project scenarios (the highest traffic volume scenarios tested), these traffic volumes equate to an increase of traffic volumes of 17%, 28%, 42%, and 55% for the AM northbound, AM southbound, PM northbound, and PM southbound traffic volumes, respectively.

Conclusion

The proposed Cottonwood land use is expected to generate 793 daily trips and 53 and 76 trips in the AM and PM peak hours, respectively. A high-volume restaurant drive-through would generate significantly more traffic, roughly 2.5 and 3.8 times more traffic for the AM and PM peak hours, respectively. The background and plus project conditions meet sufficient Levels of Service (LOS) for all five study intersections. Though vehicles exiting the site at Access 3 along 1300 East that attempt to turn left at 3300 South can cause higher delay, resulting in LOS D in the worst case. The LOS results of this analysis are better than the results of the "Future Plus Greatest Impact Scenario Conditions" in the Highland Drive Corridor Study.

Medians are recommended to ensure the project accesses are not used by left-turning vehicles, maintaining a safer roadway close to busy intersections. The medians are recommended to span from the intersection of 1300 East & 3300 South past the project accesses to ensure that drivers do not try to turn around them. A right-turn bay along 3300 South is not recommended for the project access. If extra ROW is acquired, it is recommended that it be used for enhancing the pedestrian and bicyclist experience, making active modes more attractive in a developing urban environment.

The proposed Cottonwood Mall redevelopment, Holladay Hills, is expected to significantly increase traffic along Highland Drive. It is anticipated that this development could increase traffic along Highland Drive between 17% and 55%.

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	51	52	102.0%	42.5	11.8	D
	Through	217	221	101.7%	44.4	4.7	D
	Right Turn	94	92	97.7%	25.8	7.3	C
	Subtotal	362	365	100.7%	39.4	4.7	D
SB	Left Turn	88	82	93.5%	48.6	9.0	D
	Through	177	171	96.4%	44.7	5.3	D
	Right Turn	66	68	103.0%	5.5	1.1	A
	Subtotal	331	321	96.9%	37.4	3.3	D
EB	Left Turn	86	97	113.0%	12.1	3.4	B
	Through	485	482	99.4%	9.0	2.9	A
	Right Turn	28	29	102.1%	6.3	3.1	A
	Subtotal	599	608	101.5%	9.5	2.3	A
WB	Left Turn	70	76	108.6%	12.3	2.8	B
	Through	428	431	100.8%	6.7	1.9	A
	Right Turn	59	49	83.1%	3.9	1.7	A
	Subtotal	557	556	99.9%	7.3	1.6	A
Total		1,849	1,850	100.0%	20.0	2.1	B

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	106	112	105.4%	38.1	6.4	D
	Through	284	286	100.6%	36.9	5.0	D
	Right Turn	162	163	100.8%	24.3	2.8	C
	Subtotal	552	561	101.6%	33.6	4.0	C
SB	Left Turn	67	74	111.0%	51.8	11.0	D
	Through	275	281	102.0%	43.9	4.6	D
	Right Turn	74	72	96.6%	22.7	7.8	C
	Subtotal	416	426	102.5%	41.8	4.5	D
EB	Left Turn	71	75	105.9%	16.0	5.9	B
	Through	463	449	97.0%	10.6	1.2	B
	Right Turn	131	129	98.2%	2.3	0.6	A
	Subtotal	665	653	98.2%	9.6	0.9	A
WB	Left Turn	115	120	104.3%	16.1	5.4	B
	Through	383	387	101.1%	11.7	2.1	B
	Right Turn	59	57	96.3%	8.1	3.0	A
	Subtotal	557	564	101.2%	12.3	1.7	B
Total		2,190	2,204	100.6%	24.5	1.3	C

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Percent	Total Delay (sec/veh) Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	665	653	98.2%	0.1	0.0	A
	Right Turn						
	Subtotal	665	653	98.2%	0.1	0.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		665	653	98.2%	0.1	0.0	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Percent	Total Delay (sec/veh) Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	665	653	98.2%	0.1	0.0	A
	Right Turn						
	Subtotal	665	653	98.2%	0.1	0.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		665	653	98.2%	0.1	0.0	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total							

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	80	83	104.1%	42.3	7.1	D
	Through	274	279	101.8%	41.5	6.3	D
	Right Turn	168	164	97.6%	25.1	6.6	C
	Subtotal	522	526	100.8%	36.7	5.6	D
SB	Left Turn	225	219	97.2%	52.5	13.1	D
	Through	492	484	98.4%	36.2	3.3	D
	Right Turn	167	168	100.3%	7.2	0.8	A
	Subtotal	884	871	98.5%	35.1	5.4	D
EB	Left Turn	175	193	110.4%	22.7	3.2	C
	Through	615	608	98.9%	19.8	1.8	B
	Right Turn	85	87	102.4%	16.3	3.1	B
	Subtotal	875	888	101.5%	20.2	1.5	C
WB	Left Turn	149	159	106.4%	23.9	5.0	C
	Through	576	597	103.7%	15.8	3.0	B
	Right Turn	121	108	88.8%	11.3	4.4	B
	Subtotal	846	863	102.0%	16.8	2.1	B
Total		3,127	3,148	100.7%	27.0	2.1	C

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	143	152	106.0%	31.7	3.3	C
	Through	418	424	101.4%	27.6	4.4	C
	Right Turn	180	180	99.9%	22.2	2.6	C
	Subtotal	741	755	101.9%	27.1	2.8	C
SB	Left Turn	114	122	107.3%	35.0	4.4	D
	Through	446	451	101.2%	24.4	2.9	C
	Right Turn	106	106	100.4%	14.0	3.8	B
	Subtotal	666	680	102.1%	24.4	2.3	C
EB	Left Turn	109	112	102.7%	25.8	7.6	C
	Through	691	677	98.0%	19.0	3.2	B
	Right Turn	205	197	96.2%	4.2	1.2	A
	Subtotal	1,005	986	98.1%	17.1	2.9	B
WB	Left Turn	168	171	101.7%	26.4	5.6	C
	Through	588	598	101.7%	23.5	2.5	C
	Right Turn	101	104	102.8%	19.7	4.8	B
	Subtotal	857	873	101.8%	23.6	1.9	C
Total		3,269	3,294	100.8%	22.7	1.3	C

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,005	984	98.0%	0.2	0.1	A
	Right Turn						
	Subtotal	1,005	984	98.0%	0.2	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,005	984	98.0%	0.2	0.1	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,005	984	98.0%	0.2	0.1	A
	Right Turn						
	Subtotal	1,005	984	98.0%	0.2	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,005	984	98.0%	0.2	0.1	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total							

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	58	52	90.0%	43.3	9.8	D
	Through	222	220	99.2%	43.4	6.9	D
	Right Turn	96	92	96.0%	23.4	7.1	C
	Subtotal	376	365	97.0%	38.1	5.4	D
SB	Left Turn	97	93	96.1%	43.2	8.4	D
	Through	178	171	95.9%	42.0	4.2	D
	Right Turn	67	68	101.5%	5.0	1.2	A
	Subtotal	342	332	97.0%	34.6	3.5	C
EB	Left Turn	86	97	113.0%	12.4	3.7	B
	Through	488	486	99.5%	9.9	2.7	A
	Right Turn	28	29	102.1%	7.2	4.4	A
	Subtotal	602	612	101.6%	10.3	2.3	B
WB	Left Turn	71	77	108.5%	13.2	3.9	B
	Through	429	432	100.8%	7.5	2.2	A
	Right Turn	59	49	83.1%	4.5	2.4	A
	Subtotal	559	558	99.9%	8.1	1.8	A
Total		1,879	1,867	99.3%	19.8	1.9	B

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	106	113	106.9%	36.2	5.8	D
	Through	286	285	99.8%	36.6	5.1	D
	Right Turn	162	163	100.7%	24.3	2.7	C
	Subtotal	554	562	101.4%	33.1	3.9	C
SB	Left Turn	67	74	111.0%	50.6	11.4	D
	Through	275	281	102.1%	44.1	5.3	D
	Right Turn	74	72	96.9%	23.7	8.6	C
	Subtotal	416	427	102.6%	41.9	5.5	D
EB	Left Turn	78	84	107.6%	16.9	5.4	B
	Through	471	459	97.3%	10.4	1.4	B
	Right Turn	139	136	98.1%	2.7	0.4	A
	Subtotal	688	679	98.7%	9.7	1.3	A
WB	Left Turn	115	120	104.3%	16.3	5.0	B
	Through	385	390	101.2%	11.6	2.1	B
	Right Turn	60	58	95.8%	7.8	3.0	A
	Subtotal	560	567	101.3%	12.2	1.8	B
Total		2,218	2,235	100.7%	24.2	1.4	C

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	16	16	100.6%	6.5	0.4	A
	Subtotal	16	16	100.6%	6.5	0.4	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	674	665	98.6%	0.2	0.1	A
	Right Turn	13	19	146.2%	0.3	0.1	A
	Subtotal	687	684	99.5%	0.2	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		703	700	99.5%	0.3	0.1	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	8	9	113.8%	0.1	0.2	A
	Subtotal	8	9	113.8%	0.1	0.2	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	680	665	97.8%	0.2	0.1	A
	Right Turn						
	Subtotal	680	665	97.8%	0.2	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		688	674	97.9%	0.2	0.1	A

Vissim Post-Processor | **Millcreek Cottonwoods TIA**
Average Results from 10 Runs | **Existing Plus Project Conditions**
Volume and Delay by Movement | **AM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	4	4	105.0%	0.2	0.2	A
	Subtotal	4	4	105.0%	0.2	0.2	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through	8	7	82.5%	4.5	4.1	A
	Right Turn	6	7	116.7%	6.2	10.1	A
	Subtotal	14	14	97.1%	6.5	5.5	A
Total		18	18	98.9%	5.0	4.2	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Plus Project Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	86	83	96.6%	38.8	6.4	D
	Through	278	279	100.3%	42.0	7.0	D
	Right Turn	169	164	97.1%	26.2	9.0	C
	Subtotal	533	526	98.7%	36.8	6.9	D
SB	Left Turn	245	240	97.9%	56.4	13.1	E
	Through	493	484	98.3%	35.7	5.3	D
	Right Turn	168	168	99.7%	7.1	1.3	A
	Subtotal	906	892	98.4%	36.2	6.9	D
EB	Left Turn	175	193	110.5%	22.1	4.4	C
	Through	624	617	98.9%	20.2	1.8	C
	Right Turn	85	87	102.5%	16.5	2.7	B
	Subtotal	884	898	101.5%	20.3	1.8	C
WB	Left Turn	150	161	107.2%	23.1	3.2	C
	Through	577	598	103.6%	15.8	3.1	B
	Right Turn	121	108	88.9%	11.6	4.2	B
	Subtotal	848	866	102.1%	16.7	2.2	B
Total		3,171	3,182	100.3%	27.4	1.9	C

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	143	156	109.3%	32.8	4.5	C
	Through	422	424	100.5%	27.8	5.0	C
	Right Turn	180	180	99.9%	21.8	4.2	C
	Subtotal	745	760	102.1%	27.3	4.1	C
SB	Left Turn	114	122	107.4%	33.2	3.9	C
	Through	446	452	101.4%	24.3	2.8	C
	Right Turn	106	106	100.4%	14.1	4.3	B
	Subtotal	666	681	102.2%	24.1	2.5	C
EB	Left Turn	115	118	102.2%	24.8	4.0	C
	Through	698	684	97.9%	19.3	3.8	B
	Right Turn	212	204	96.3%	4.1	0.7	A
	Subtotal	1,025	1,005	98.1%	17.2	3.2	B
WB	Left Turn	168	171	101.5%	29.4	6.5	C
	Through	591	598	101.3%	24.5	2.7	C
	Right Turn	102	105	103.1%	20.6	5.2	C
	Subtotal	861	874	101.5%	25.0	2.7	C
Total		3,297	3,321	100.7%	23.0	1.7	C

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	14	12	85.7%	6.5	0.3	A
	Subtotal	14	12	85.7%	6.5	0.3	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,013	994	98.2%	0.3	0.1	A
	Right Turn	32	35	109.7%	0.4	0.2	A
	Subtotal	1,045	1,030	98.5%	0.3	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,059	1,042	98.3%	0.4	0.1	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	7	8	114.3%	0.1	0.2	A
	Subtotal	7	8	114.3%	0.1	0.2	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,038	994	95.8%	0.4	0.1	A
	Right Turn						
	Subtotal	1,038	994	95.8%	0.4	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,045	1,002	95.9%	0.4	0.1	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Existing Plus Project Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	11	9	79.1%	0.3	0.1	A
	Subtotal	11	9	79.1%	0.3	0.1	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through	7	6	84.3%	2.7	1.2	A
	Right Turn	4	6	140.0%	4.8	3.5	A
	Subtotal	11	12	104.5%	3.9	1.9	A
Total		22	20	91.8%	2.8	1.7	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	62	60	96.8%	44.5	15.8	D
	Through	311	311	100.0%	41.9	4.8	D
	Right Turn	116	114	98.6%	26.5	6.9	C
	Subtotal	489	486	99.3%	37.9	4.8	D
SB	Left Turn	98	94	95.4%	51.2	8.0	D
	Through	208	199	95.7%	42.8	10.7	D
	Right Turn	84	85	101.7%	5.8	0.8	A
	Subtotal	390	378	96.9%	36.5	6.8	D
EB	Left Turn	94	105	111.2%	17.0	4.1	B
	Through	506	502	99.3%	12.0	2.6	B
	Right Turn	33	35	104.8%	11.5	5.9	B
	Subtotal	633	642	101.3%	12.8	2.7	B
WB	Left Turn	78	81	104.0%	15.9	4.8	B
	Through	464	468	100.9%	11.0	2.1	B
	Right Turn	59	44	73.9%	6.9	3.7	A
	Subtotal	601	593	98.7%	11.3	2.1	B
Total		2,113	2,098	99.3%	22.7	2.1	C

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	117	123	105.5%	40.1	7.2	D
	Through	343	342	99.7%	34.6	2.4	C
	Right Turn	175	171	97.5%	25.6	5.4	C
	Subtotal	635	636	100.2%	33.2	1.5	C
SB	Left Turn	79	87	110.0%	44.9	7.2	D
	Through	344	346	100.6%	39.1	3.2	D
	Right Turn	81	80	99.3%	25.3	6.6	C
	Subtotal	504	513	101.8%	37.9	3.0	D
EB	Left Turn	75	78	103.9%	16.2	4.1	B
	Through	504	494	98.0%	11.7	2.3	B
	Right Turn	139	135	97.4%	2.7	0.7	A
	Subtotal	718	707	98.5%	10.4	1.6	B
WB	Left Turn	122	125	102.4%	20.6	3.9	C
	Through	409	413	100.9%	14.0	2.4	B
	Right Turn	77	77	100.0%	11.6	2.6	B
	Subtotal	608	615	101.1%	15.0	1.4	B
Total		2,465	2,471	100.2%	24.9	1.1	C

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	718	708	98.5%	0.2	0.0	A
	Right Turn						
	Subtotal	718	708	98.5%	0.2	0.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		718	708	98.5%	0.2	0.0	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	718	708	98.5%	0.2	0.0	A
	Right Turn						
	Subtotal	718	708	98.5%	0.2	0.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		718	708	98.5%	0.2	0.0	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total							

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	99	102	102.7%	50.0	11.6	D
	Through	358	365	101.8%	48.5	9.0	D
	Right Turn	196	190	97.1%	38.3	10.4	D
	Subtotal	653	657	100.6%	45.8	9.4	D
SB	Left Turn	249	241	96.9%	94.3	30.9	F
	Through	562	550	97.8%	33.7	4.8	C
	Right Turn	187	186	99.5%	8.9	2.1	A
	Subtotal	998	977	97.9%	42.5	6.3	D
EB	Left Turn	104	120	115.2%	23.6	2.1	C
	Through	637	634	99.6%	22.4	1.9	C
	Right Turn	96	96	100.3%	19.2	4.4	B
	Subtotal	837	850	101.6%	22.2	1.5	C
WB	Left Turn	170	179	105.0%	26.1	4.7	C
	Through	689	720	104.5%	15.6	1.9	B
	Right Turn	59	33	56.1%	9.9	4.9	A
	Subtotal	918	932	101.5%	17.3	2.1	B
Total		3,406	3,416	100.3%	32.5	3.7	C

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	159	165	103.5%	32.0	6.6	C
	Through	505	512	101.3%	29.5	3.1	C
	Right Turn	194	192	98.9%	22.5	4.0	C
	Subtotal	858	868	101.1%	28.5	2.8	C
SB	Left Turn	135	145	107.3%	47.5	11.3	D
	Through	512	522	101.9%	27.3	3.6	C
	Right Turn	116	112	96.1%	15.3	2.7	B
	Subtotal	763	778	102.0%	29.3	3.3	C
EB	Left Turn	117	118	100.9%	35.3	9.2	D
	Through	743	726	97.8%	22.6	4.1	C
	Right Turn	218	210	96.5%	4.6	0.7	A
	Subtotal	1,078	1,055	97.8%	20.8	3.2	C
WB	Left Turn	178	179	100.4%	39.3	9.5	D
	Through	631	643	101.9%	27.6	3.5	C
	Right Turn	115	116	101.0%	21.5	4.0	C
	Subtotal	924	938	101.5%	29.0	3.1	C
Total		3,623	3,638	100.4%	26.5	1.0	C

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Percent	Total Delay (sec/veh) Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,078	1,055	97.9%	0.3	0.0	A
	Right Turn						
	Subtotal	1,078	1,055	97.9%	0.3	0.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,078	1,055	97.9%	0.3	0.0	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Percent	Total Delay (sec/veh) Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,078	1,055	97.9%	0.3	0.0	A
	Right Turn						
	Subtotal	1,078	1,055	97.9%	0.3	0.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,078	1,055	97.9%	0.3	0.0	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total							

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	69	60	87.0%	44.7	8.8	D
	Through	316	311	98.4%	43.2	6.0	D
	Right Turn	118	115	97.5%	24.0	5.9	C
	Subtotal	503	486	96.6%	39.1	5.6	D
SB	Left Turn	107	105	97.8%	42.4	5.9	D
	Through	209	199	95.1%	41.1	6.9	D
	Right Turn	85	85	100.5%	5.7	1.4	A
	Subtotal	401	389	96.9%	34.4	4.1	C
EB	Left Turn	94	105	111.2%	16.6	4.0	B
	Through	509	506	99.4%	12.5	2.8	B
	Right Turn	33	35	104.8%	6.8	4.0	A
	Subtotal	636	645	101.4%	12.9	2.7	B
WB	Left Turn	79	82	104.2%	14.1	3.4	B
	Through	464	469	101.1%	9.7	2.4	A
	Right Turn	59	44	73.9%	6.5	3.3	A
	Subtotal	602	595	98.8%	10.1	2.1	B
Total		2,142	2,115	98.7%	22.6	1.0	C

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	117	125	106.8%	40.5	8.7	D
	Through	345	342	99.1%	35.0	2.3	C
	Right Turn	175	171	97.6%	26.6	4.3	C
	Subtotal	637	638	100.1%	33.8	2.5	C
SB	Left Turn	79	87	110.4%	47.4	7.9	D
	Through	344	347	100.9%	40.1	3.0	D
	Right Turn	81	81	99.6%	26.6	7.6	C
	Subtotal	504	515	102.2%	39.1	3.0	D
EB	Left Turn	82	87	105.5%	15.0	5.9	B
	Through	512	504	98.4%	11.7	1.8	B
	Right Turn	147	143	97.6%	2.8	0.7	A
	Subtotal	741	734	99.0%	10.3	1.6	B
WB	Left Turn	122	125	102.4%	20.2	3.8	C
	Through	411	415	101.0%	14.6	2.3	B
	Right Turn	78	78	99.6%	12.1	3.2	B
	Subtotal	611	618	101.1%	15.3	1.4	B
Total		2,493	2,504	100.4%	25.2	1.3	C

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Plus Project Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	16	16	100.6%	6.6	0.4	A
	Subtotal	16	16	100.6%	6.6	0.4	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	727	720	99.0%	0.3	0.1	A
	Right Turn	13	19	146.9%	0.4	0.2	A
	Subtotal	740	739	99.9%	0.3	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		756	755	99.9%	0.4	0.1	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	8	9	113.8%	0.1	0.1	A
	Subtotal	8	9	113.8%	0.1	0.1	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	733	720	98.2%	0.3	0.1	A
	Right Turn						
	Subtotal	733	720	98.2%	0.3	0.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		741	729	98.4%	0.3	0.1	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Plus Project Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	4	4	105.0%	0.2	0.2	A
	Subtotal	4	4	105.0%	0.2	0.2	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through	8	7	82.5%	3.1	3.5	A
	Right Turn	6	7	115.0%	10.5	20.3	B
	Subtotal	14	14	96.4%	10.6	19.8	B
Total		18	18	98.3%	6.1	9.9	A

Intersection 1 **1300 East/3300 South** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	105	102	96.8%	48.0	15.3	D
	Through	362	364	100.5%	46.6	8.2	D
	Right Turn	197	191	96.9%	33.6	8.9	C
	Subtotal	664	656	98.8%	43.2	8.9	D
SB	Left Turn	269	260	96.8%	112.6	31.9	F
	Through	563	549	97.5%	34.0	4.5	C
	Right Turn	188	186	98.7%	9.1	2.1	A
	Subtotal	1,020	995	97.5%	47.8	8.6	D
EB	Left Turn	104	120	115.2%	24.5	3.1	C
	Through	646	642	99.4%	22.3	2.4	C
	Right Turn	96	96	100.3%	19.8	5.3	B
	Subtotal	846	858	101.5%	22.3	2.3	C
WB	Left Turn	171	182	106.1%	28.3	8.4	C
	Through	689	720	104.5%	15.3	2.0	B
	Right Turn	59	33	56.1%	10.5	5.2	B
	Subtotal	919	935	101.7%	17.6	3.0	B
Total		3,449	3,444	99.9%	33.7	3.7	C

Intersection 2 **Highland/3300 S** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	159	169	106.4%	32.3	4.1	C
	Through	509	511	100.5%	30.7	5.3	C
	Right Turn	194	192	98.9%	23.1	3.9	C
	Subtotal	862	873	101.2%	29.4	3.5	C
SB	Left Turn	135	144	106.9%	47.6	13.0	D
	Through	512	521	101.8%	26.8	3.3	C
	Right Turn	116	112	96.5%	17.4	3.1	B
	Subtotal	763	777	101.9%	29.2	3.4	C
EB	Left Turn	123	124	100.8%	36.6	11.7	D
	Through	750	731	97.5%	23.6	3.3	C
	Right Turn	225	217	96.6%	4.5	0.6	A
	Subtotal	1,098	1,073	97.7%	21.5	3.0	C
WB	Left Turn	178	179	100.4%	41.7	11.3	D
	Through	634	644	101.6%	28.1	3.0	C
	Right Turn	116	118	101.6%	23.1	5.8	C
	Subtotal	928	941	101.3%	30.1	3.4	C
Total		3,651	3,663	100.3%	27.2	1.9	C

Intersection 3 **Access 1/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	14	12	85.7%	6.4	0.3	A
	Subtotal	14	12	85.7%	6.4	0.3	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,086	1,064	98.0%	0.4	0.2	A
	Right Turn	32	35	108.1%	0.3	0.1	A
	Subtotal	1,118	1,099	98.3%	0.4	0.2	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,132	1,111	98.1%	0.5	0.2	A

Intersection 4 **Access 2/3300 South** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	Total Delay (sec/veh) LOS
NB	Left Turn						
	Through						
	Right Turn	7	8	114.3%	0.2	0.2	A
	Subtotal	7	8	114.3%	0.2	0.2	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,111	1,064	95.8%	0.4	0.2	A
	Right Turn						
	Subtotal	1,111	1,064	95.8%	0.4	0.2	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,118	1,072	95.9%	0.4	0.2	A

Vissim Post-Processor **Millcreek Cottonwoods TIA**
Average Results from 10 Runs **Future Plus Project Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 5 **1300 East/Access 3** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	11	9	79.1%	0.3	0.1	A
	Subtotal	11	9	79.1%	0.3	0.1	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through	7	6	80.0%	28.7	80.8	D
	Right Turn	4	6	137.5%	13.2	27.8	B
	Subtotal	11	11	100.9%	31.4	65.1	D
Total		22	20	90.0%	21.5	42.8	C

APPENDIX

1. Millcreek Community Council Comments

Millcreek Community Council Agenda

Tuesday, February 3, 6:30 PM

Adventure Hub, 1354 E. Chambers Ave. - Millcreek Common.

To join Zoom meeting click here

We acknowledge Hutch Jorgensen's dedicated service in managing the Zoom meetings, his time and expertise is greatly appreciated!

- **ZM-26-001** The applicant, Tyler Morris, has filed a Development Agreement/Rezone application, proposing to construct a Residential Mixed-Use development, as a next phase to the adopted a 2019 City Center Master Plan, on property located at approximately 1312 E 3300 S. The request is to rezone the Property from the Commercial Zone (C) and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement (CCOZ-DA) Zone, in conjunction with a development agreement, subjecting the Property to certain development terms and standards pursuant to Title 18.48. of the Millcreek Zoning Code. *5 for and 1 abstaining - accept as presented.*

Note: Consideration of and council vote on Membership Resolution was suspended by the original requester.

- **Removal Resolution Letter** - Suspended by original submitter until MCC/City structure resolved.

Council Members (9):

Allen Sowards (Chair), Erin Hardy (1st vice-chair), Jaime Walker (2nd vice-chair) Vacant (Sec), Kristy Chambers (Treasurer), Todd Anderson, Lynda Bagley-Gibson, Erin Hardy, Eric Herschthal, Jamie Walker.

City Officials:
Mayor Cheri Jacksoni, Council members: Silvia Catten (1), Thom DeSirant (2), Nicole Handy (3)
Detective Detective Scott Green, UPD
Jon Wilde, Battalion Chief, UFA

Staff:
Rita Lund, Communications Director
Francis Lilly, Planning & Zoning Director
Robert May, Long Range Planning Manager
Brad Sanderson, Current Planning Manager
Carlos Estudillo, Planner | Sean Murray, Planner

* Process:

1. Discussion and debate of ideas is welcome and encouraged. Speakers will follow Robert's Rules and be recognized by the chair before speaking. Comments limited to 3 minutes per person.
2. Staff presents a brief statement of proposal. The acting chair will entertain questions and comments from citizens.
3. The acting chair will recognize comments from individual council members. It is expected that council members will familiarize themselves with proposals prior to the council meeting.
4. The council may propose a motion of support, conditional support, or denial.
5. Outcomes are recorded in the meeting minutes, and included in a formal letter sent to the city.

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

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

ZT-26-001

Staff Report

Meeting Date:	**7/13/2026**
Applicant:	**Millcreek**
Re:	**Zoning Code Text Amendments**
Prepared By:	**Sean Murray & Staff**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

Since the zoning code update of 2025, staff have successfully employed the new code to various projects and developments around the city. So far this has proven to be a major improvement from the previous zoning code. In fall of 2025, staff pushed through a set of updates to the new code to help smooth out issues found in the first few months of administering the new code.

Staff have identified other changes to the code that will make it easier to administer, help clarify standards, add more options for property owners, and comply with state statues. Proposed changes are summarized below with a redlined version of the code attached at the end of this report. Page numbers to the corresponding pages in the redlined code are found throughout this report.

The Planning Commission heard this item at a regular meeting on Wednesday, April 15, 2026. At that meeting, they voted to continue the matter to the subsequent meeting, in part to await for additional feedback from Community Councils and to consider additional changes to tree preservation requirements. On May 13, 2026, the Planning Commission received an updated staff report, and voted unanimously to recommend the text changes as proposed by staff.

The text changes relating to neighborhood compatibility modifications and lot coverage requirements were already adopted by the City Council as ordinance 26-34 on May 26, 2026.

PROPOSED ORDINANCE AMENDMENTS

Many of the amendments proposed by staff are technical in nature. Fixes such as grammatical corrections, clarifications, and formatting changes appear throughout the zoning code. Larger changes are highlighted and summarized below. A redlined version of the zoning code can be found attached at the end of this report.

R-1 Small Lot

The smallest single household zones, R-1-3, R-1-4, & R-1-5, are designed as infill lots with the aim of providing small scale homes and twin homes. These lots have only been used in a few different areas of the city as infill lots. Current standards make building on these lots very difficult due to setbacks and lot coverage requirements leading to many builders and property owners to forgo rezoning into these smaller lots. To try and remedy this, staff have proposed some modest changes to these lot standards to make building on them more feasible. R-1 zones are regulated by MKZ 18.36 Single Household Residential.

	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.

These changes can be found in the redlined version of the code attached to the end of this report. ***Page 23.***

R-2, R-4 Setback Changes

Staff are proposing new garage placement rules for homes in the R-2 and R-4 zones. The new rules allow the frontage of the houses to sit 20' from the property line, while a garage may not sit closer than 25' from the property line. The goal of this change is to encourage more development in the R-2 and R-4 zones as well as ensuring home facades in this zone are not dominated by garages.

	Current Code	Proposed Change	Reasoning
Home Front Setback	**Table 18.37-2** R-2-6.5 – 25' R-2-8 – 30' R-2-10 – 30' **Table 18.38-2** R-4 – 25'	**Table 18.37-2** R-2-6.5 – 20' R-2-8 – 20' R-2-10 – 20' **Table 18.38-2** R-4 – 20'	Reducing these front yard setbacks will help incentivize development in these zones. The changes will encourage home building that has a better neighborhood feel.

Garage Opening Setback	N/A	**Table 18.37-2** R-2-6.5 – 25' R-2-8 – 25' R-2-10 – 25' **Table 18.38-2** R-4 – 25'	Adding this standard helps ensure that new development in these zones will not be dominated by garage facades. This is being proposed so that development in these zones will be better oriented for pedestrians and not automobiles.

The table also has a note added that states, "The garage opening minimum yard area requirement shall apply to garages when the vehicular garage opening faces the street to which it is accessed from, otherwise the front yard minimum yard area shall apply." ***Page 30.***

Design Standards in the City Center Overlay Zone

Staff added a standard for outdoor dining areas for neighborhood streets in the CCOZ area of Millcreek. Neighborhood streets are the east-west connections found throughout the City Center and are intended for a mix of transportation methods with a focus on a comfortable pedestrian experience. In table 18.47-8, which outlines the standards for these neighborhood streets, the following standard has been added: "Outdoor dining & seating areas may include pergolas and/or shade structures that are no taller than 12' and are permanent with footing/foundations." The goal of this language is to allow for, and set standards for, businesses to utilize areas of the street scape for outdoor dining and seating areas in conjunction with their businesses. Multiple businesses have approached Millcreek interested in this concept being allowed for their businesses. A conceptual rendering of this outdoor seating & dining area can be found at the end of this summary.

Nonconformities

The proposed changes to the nonconformities chapter mainly focus on adding standards and clarifying existing language. Nonconforming uses and noncomplying structures are both regulated by the MKZ 18.60 Nonconformities code.

	Current Code	Proposed Change	Reasoning
Change of Use		Whenever any Nonconforming Use is changed to a conforming use, the Nonconforming Use shall be deemed terminated. Nonconforming uses shall not be changed to another Nonconforming Use.	Adds standards for changes of use which the code was silent on otherwise.
Deterioration or Destruction of a Structure with a Nonconforming Use		Restoration of a deteriorated, damaged or destroyed structure and continuance of a nonconforming use shall be subject to the following: 1. A nonconforming use status will cease to be legal, if the structure that contains a nonconforming use is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six (6) months after written notice to the property owner stating the following: a. The structure is uninhabitable, and b. If the structure is not repaired or restored within six (6) months, the nonconforming use status will cease to be legal. 2. If a structure that contains a nonconforming use	Adds standards for deteriorating or destroyed structures with nonconforming uses which was not outlined in the previous code. This language helps staff administer the code and process applications.

		is voluntarily demolished, or is required by law to be demolished, the nonconforming use shall not be resumed. 3. If a structure that contains a nonconforming use is damaged by fire, wind, earthquake, or other calamity or act of God or the public enemy and the structure or use has not been abandoned, the nonconforming use may be resumed and the structure may be restored to the condition prior to the destruction, so long as a building permit is obtained within six months and a certificate of occupancy is issued or a final inspection completed within two years of receipt of a building permit.	
Noncompliant Expansions and Enlargements	The cumulative expansion since the structure became nonconforming does not exceed 50% of the structure's height, footprint, lot or parcel coverage, and/or area when it became nonconforming.	The Noncomplying Structure, depending on the nature of the nonconformity, meets the following criteria: 1. Noncomplying as to Building Height Envelope: A structure that does not meet the requirements of the building height or building envelope may be expanded provided that the height of the expansion does not exceed the existing height of the structure and complies with all other underlying zone spatial requirements or does not further reduce any existing noncomplying spatial requirement. Such expansion shall be permitted one time only. 2. Noncomplying as to Setbacks: a. A structure that does not meet the setback requirements of the underlying zone district may be expanded provided the existing setback is not further reduced and the expansion complies with all other spatial requirements of the underlying zone. b. The expansion may extend the noncomplying exterior wall of the structure up to 50% of the length of the existing wall. Such expansion shall be permitted one time only. 3. Noncomplying as to Lot or Parcel Coverage: A structure on a lot or parcel that exceeds the lot or parcel coverage limit requirements of the underlying zone district may be expanded provided the expansion does not increase the existing lot or parcel coverage by more than 20% and in no case can the total lot or parcel coverage exceed 50%. Such expansion shall be permitted one time only.	The current standard is vague and combines all the expansions into one measurements. The proposed standards better define how expansions and enlargements apply to nonconforming structures. The proposed standards also allow additional flexibility when expanding a nonconforming structure.

Demolition of a Nonconforming Structure		If the property owner or authorized representative voluntarily demolishes a noncomplying structure or is required by law to demolish the noncomplying structure, the structure shall not be reconstructed or restored unless it is reconstructed or restored to comply with all applicable requirements of this title. Demolition of a noncomplying structure includes any act or process that destroys or removes 50 percent or more of the nonconformity.	This is a new standard for demolition cases and adds a 50% demolition rule that the code was otherwise missing.

Some changes to the nonconformities code are technical and designed to better outline standards. Clarifying these standards and ensuring that the language is not too vague to be enforceable have also been made. ***Pages 56-60.***

Tree Preservation

During the zoning code update, staff added standards for tree preservation when sites are developed. The regulations required that when trees over a 4-inch caliper were removed, they had to be replaced at a specific replacement rate laid out in code depending on the size of the tree. This standard has been applied to multiple projects with varying success. The largest issue is a lack of flexibility resulting in some projects being required to plant an unreasonable number of trees. Staff have added standards for reducing these requirements on a case-by-case basis to ensure that any required plantings can be done in a sustainable and fair manner. Tree preservation standards are found in MKZ 18.64.040 Tree Preservation Standards.

Staff added standards for any tree killed or damaged beyond healthy restoration during construction to be replaced at the tree replacement rate found in table 18.64-4. Staff have also added the requirement for any applicant seeking a reduction in a tree mitigation plan to submit a letter form a Utah licensed arborist or landscape architect on why the replacement rate is unsustainable for the site.

	Current Code	Proposed Change	Reasoning
Reduced Replacement		The Planning Director may approve a reduced replacement mitigation plan under the following circumstances: a. Placing the required number of replacement trees on site is not conducive to a sustainable landscape plan for the property in question; or b. Unique soil types, topography, or unusual characteristics of the site will limit the likelihood of successful tree establishment and growth.	Some small lots with a large amount of trees cannot meet the tree replacement standards rendering the property undevelopable. Unique scenarios can also limit the ability to replace trees in a sustainable fashion.

Off-Site Replacement		Off-Site replacement. An applicant may request a fee-in-lieu to the Planning Director to meet the tree mitigation standards. a. The applicant may pay a fee in lieu to the Millcreek tree fund that covers the cost to purchase and plant each tree requested, b. The applicant may request to the Planning Director an off site tree replacement transfer to another property. The 'receiving' property must submit a signed approval of the transfer and the trees must be planted in accordance with the standards found in MKZ 18.64 Landscape Standards. Trees must be planted prior to the issuance of occupancy for the 'sending' property.	To ensure that the tree canopy is not lost, this new standard allows applicants to pay a fee-in-lieu to a tree fund (not yet established) or transfer some of the tree planting obligation to other properties that agree to plant some of the required trees. The goal is to ensure trees are planted in ideal locations instead of crammed onto a single property.
Tree Removal Look Back Provision		Tree removal prior to land use development. Trees over 6" DBH removed within 12 months prior to the filing a land use application with the city shall count as trees removed and must be replaced in accordance with the standards found in MKZ 18.64.040(C)(13). a. The applicant shall provide documentation of the size, species, and health of the trees removed. b. The city shall use satellite imagery and site inspections to verify the size, species, and health of the trees removed. The city may also use a license arborist to verify the size, species, and health of the removed trees. c. Any fees associated with the verification shall be paid by the applicant.	This provision is to remove a tree preservation loophole that some applicants have used. Since the tree preservation standards come into force once an application has been filed, some applicants removed trees on their properties to avoid the tree replacement standards prior to filing an application.

Other changes have been proposed in the tree preservation code such as updating terms, changing tree preservation plan standards, and altering the replacement rate for small and very large trees. ***Pages 65-69.***

ADUs

ADU code changes focus on two specific areas, residency requirement standards and where ADUs are allowed in the city. ADUs are regulated by MKZ 18.71 Accessory Dwelling Units.

	Current Code	Proposed Change	Reasoning
Proof of Residency	… documents from at least two of the following categories… a. Utility bill, dated within the last sixty (60) days; b. Correspondence from any government agency that shows the home address, dated within the last sixty (60) days; c. A voter registration card dated within the last calendar year; d. A social security statement, dated	Proof of primary residency in the form of a government-issued identification card or license showing that the property address is the same as the owner's residence, and documents from at least two of the following categories that show the applicant's name and the address of the property for which a Compliance	Changing these standards aligns with the requirements found in business licensing code for proof of residency. The new list of required documentation also is better suited for determining that the applicant actually lives full time at the property that

	within the last sixty (60) days; e. A bank statement dated within the last sixty (60) days; f. Automobile registration documentation dated within the last calendar year; g. Income tax forms dated from the most recent tax filing period; h. Insurance documentation or insurance bill dated within the last calendar year that shows home address; i. Current active business license or permit issued by Millcreek or a state or federal agency that shows home address; j. College or school correspondence that shows home address, dated within the last sixty (60) days; k. W-2 from the most recent tax filing period; l. Official payroll documentation that includes home address issued by an employer within the last sixty (60) days, such as a pay stub with home address, a form submitted for tax withholding purposes, or a payroll receipt;	Determination for an Existing Accessory Dwelling Unit is being applied: 1. Automobile registration document dated within the last calendar year; 2. Voter registration card dated within the last calendar year; 3. W-2 or 1099 from the most recent tax filing period, wherein the financial information has been redacted;	the ADU is being applied for or built upon.

Staff are also proposing allowing ADUs in FRE, R-2, R-4, and RM zones where a lot or parcel is occupied by a legally established single household. These zones already allow for duplexes, triplexes, fourplexes, and multiplexes, however, single household owners in these zones frequently do not wish to turn their single-family homes into these housing types. To add flexibility for these homeowners, staff are proposing allowing ADUs for these single households only. Other housing typologies in these zones will still be prohibited from adding ADUs. ***Pages 12, 13, 18, 27, 32.***

Definitions

Multiple new definitions, and tweaks to existing definitions, are being proposed in this text change. The proposed new definitions can be found below. A full list of definitions can be found in MKZ 18.97 Definitions.

Chimney means a primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.

Commercial Vehicle means any motorized vehicle or trailer used for or intended for business use - including but not limited to the transportation of commercial equipment, merchandise, produce, freight, commodities, passengers, or animals - and which is characterized by any of the following:

1. Heavy equipment, such as earth movers, backhoes, cranes, forklifts, bulldozers, and the like, which are commonly used for construction, excavation, demolition, or lifting; vehicles used to

haul equipment or materials, such as dump trucks, tanker trucks, semi-tractors, semi-trailers, cement trucks, or other similar vehicle.
2. Pickup trucks over one ton with a commercial modification, such as a flat bed, a dumping mechanism, mechanical lifts or arms for loading and unloading materials/equipment, aerial buckets or platforms, or other similar feature.
3. Vehicles with more than two axles.
4. Vehicles that exceed eight feet in height.

DBH means diameter at breast height, which is 4.5 feet from the ground surface.

Parapet means an exterior wall or molding that continuously extends above a roofline.

Personal Transportation Services means a transportation facility in which general transportation by car, van, bus, or limousine for a fee is provided. Such uses generally include dispatching offices and facilities for vehicle storage and maintenance.

Planned Unit Development means a subdivision plat that was approved by Salt Lake County or Millcreek pursuant to the standards for planned unit developments in effect at the time of approval.

Primary Residence means the single property where the owner of record's habitation is fixed, and for which the owner of record resides at the property for a minimum of one hundred eighty-three (183) consecutive calendar days during the calendar year.

Sign, District Blade means a projecting/blade sign located in the City Center that is intended to serve primarily as a placemaking element.

Structural Alteration means any change to either the supporting members of a building, such as bearing walls, foundations, footings, columns, beams, and girders, or configurations of the roof or exterior walls.

Additions and changes to other definitions can be found on the redlined zoning code found at the end of this report. ***Pages 72-73.***

Staff are proposing other changes to the zoning code that are summarized below. These changes are smaller than the summarized changes discussed above, but are large enough to be discussed in this report. Changes that fix grammatical errors, formatting, and basic wording are not covered in detail, but can be found in the redlined code attached at the end of this report.

C Zone Auto Standards
Staff are proposing adding additional standards for auto businesses located within the Commercial zone in Millcreek. The added standards ensure that repair and service businesses that are associated with auto sale and rentals are also beholden to the standards found in this chapter. New standards also require that wrecked and inoperable vehicles and parts be stored inside the main building or an accessory structure on the property. ***Page 40-41.***

Public Street or Municipal Utility Easement Vacations
Staff are proposing removing the Planning Commission as a recommending body on municipal utility easement and public street vacation applications. The requirements to vacate a street or easement is based on

good cause and not adversely affecting citizens. ***Pages 4, 8-10.***

Title 14
Standards that discuss site development standards for roadways will be moved to Title 14 Highways, Sidewalks and Public Places in the Millcreek Municipal code. The City Council will consider this matter at their meeting on July 27.

Since some of the standards that are moving discuss setbacks and lot sizes on private roadways, staff are leaving those sections in so that all the development standards that discuss setbacks, lot widths, and property size are in the zoning code and not Title 14. ***Page 16.***

Rectify Notice Timelines
Notice timelines for applications, mainly minor and major subdivisions, have been tweaked to align with other sections of code. Currently there are discrepancies surrounding the lead time for noticing. All notices are now 21 days prior to the Planning Commission meeting. ***Pages 5-6.***

MD Open Space
Staff are proposing changes to how open space is calculated in the Mixed Development (MD) zone. The MD zone is the highest density zone and is only permitted in the Meadowbrook area on Millcreeks west side. Current standards do not set a minimum or max open space requirement, only that each unit requires 250 square feet of open space on the site. This standard makes large projects less dense as they increase in size due to the per unit measurement for open space.

To remedy this, staff are proposing that open space must be 20% of the site or 250 square feet per unit, whichever is smaller. This helps set a baseline standard and doesn't create prohibitive standards for large scale projects. ***Page 35.***

Parking Standards
Current parking standards outline a parking ratio of 0.5 spaces per unit in senior 55+ housing developments. This ratio has created issues as it does not afford enough parking for these senior housing developments. Staff have removed this designation and have aligned the parking standards for 55+ housing with Multi-Household Dwelling standards that currently exist. ***Pages 54.***

CCOZ Sign
Staff are proposing adding a District Blade Sign standard to the sign code to address concerns about a blade sign that may be installed on the new hotel located east of City Hall. This type of sign is only allowed in CCOZ and has specific standards to ensure conformity with other signs found in CCOZ. ***Page 66.***

Planned Unit Development Height Envelope
Planned Unit Developments (PUDs) found in Millcreek are not subject to the building height envelope that many other properties are limited by. To rectify this, staff are proposing that existing PUDs have a building envelope that is formed by a box defined at the perimeter of the PUD property line. This language can be found in the AG, FRE, R-2, and R-4 zones. ***Pages 17, 20, 25, and 30.***

Clearview Triangle
The Clearview triangle concept used at intersections and driveways has been altered to help staff determine the Clearview area when property lines are hard to determine. This new standard was found in the old zoning code and was frequently used by Millcreeks Code Compliance staff. The standard outlines that, "In instances where the right-of-way lines are not readily visible or established, the triangular area shall be formed by

following the edge of pavement and a line connecting the lines at points 50 feet from the point of intersection." ***Page 68.***

Height Projection
Height projections outside the building envelope or above the max height are allowed in certain scenarios in the current code. Staff have added some additional standards to clarify how this language is interpreted when "Non-Habitable Architectural Elements" project outside the allowed height envelope. The added language can be found below.

> Non-Habitable Architectural Elements:
> 1. Parapets and railings shall not exceed 30 inches in height above the intersection of the roof surface and the wall.
> 2. Chimneys and vents may project beyond the building envelope by 30 inches, if required by the building code.
> 3. Towers, spires, cupolas, elevator penthouses, mechanical appurtenances, or similar non-habitable architectural elements may not project beyond the building envelope.

This language can be found in the Building Height Chapter, AG, R-1, R-2, and R-4 zones. ***Pages 17, 18, 21, 22, 26, 31, 71.***

Fencing
Staff are proposing adjustments to the fencing code height measurement to remove the ability for applicants to build a berm and construct a fence on top of the berm. New language states that the height of a fence is determined by the overall height from the ground before any modifications to the site were made. ***Pages 67-68.***

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission held two meetings on these updates, and continued the meeting to give community councils additional time to offer feedback, and to consider additional changes to the tree preservation language.

At a public meeting held on May 20, 2026, the Millcreek Planning Commission recommended unanimously that the proposed text changes be adopted, as presented by staff.

SUPPORTING DOCUMENTS

- **Millcreek Community Council Letter**
- **East Mill Creek Community Council Letter**
- **Outdoor Seating and Dining Rendering**
- **Zoning Code with Redlines**
- **URL: Planning Commission Staff Report – May 20, 2026**
- **URL: Planning Commission Staff Report – April 15, 2026**
- **URL: Planning Commission Meeting Minutes:**
  - **May 20, 2026 – beginning on page 19**
  - **April 15, 2026 – pages 10 to 14**

MILLCREEK
Community Council

May 5, 2026

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

Re: Recommendations from the Millcreek Community Council – May 5, 2026 Meeting
For the May, 2026 Planning Commission Meeting

Dear Commissioners,

The Millcreek Community Council respectfully submits the following recommendations from our regular meeting held on May 5, 2026. These recommendations pertain to four applications scheduled for consideration at your May, 2026 meeting.

SV-26-002 - Vacation of a Portion of Public Right of Way - Approx. 3200 S 1400 E

Millcreek Staff, on behalf of Millcreek, is seeking approval to vacate a portion of Chambers Avenue generally located at the southwest corner of the Chambers Avenue and Highland Drive intersection, (approximately 3200 South 1400 East).

Planner: Brad Sanderson

Motion: Recommend approval with no changes, 5 in favor

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

The applicant, on behalf of property owner Peter Kros, has filed a major subdivision application with Millcreek to subdivide the property at 4122 S Old Farm Way into 9 individual units. The property is located within the Residential Mixed (RM) zone which allows for townhome development to take place as a permitted use. Subdividing the property requires preliminary approval from the Millcreek Planning Commission with final approval given by the Millcreek Planning Director. The applicant plans on joining the existing Old Farm HOA upon the final approval of the subdivision. The site is also undergoing a site plan approval by Millcreek Planning Staff.

Planner: Sean Murray

Motion: Recommend approval with no changes, 4 in favor, 1 abstain

ZM-26-007 - Rezone - 765 E 4500 S

A rezone application has been filed by Allen Parkinson to change the zoning at 765 E 4500 S from its current Residential Mixed (RM) zoning designation to Commercial (C) zoning to accommodate a new office building. Currently the property has two houses that have been converted to offices for the applicant's business Think Tank Creative Consortium, a graphic design and print company. A new office building is needed as the company continues to grow. New offices are permitted in the C zone, but not in the RM zone.

Planner: Sean Murray

Motion: Recommend approval with no changes, 5 in favor

ZT-26-001 - Various Planning Code Text Amendments

Millcreek staff are proposing various amendments to the Millcreek zoning code for the purposes of making technical corrections, enhancing clarity, and ensuring compliance with State statute.

Planner: Sean Murray

Motion: To continue due to volume of item, 5 in favor

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

Sincerely,

Millcreek Community Council

EAST MILL CREEK
Community Council

May 11, 2026

To: Millcreek Planning Commission
Millcreek Planning & Zoning

Subject: ZT-26-001 Text Amendments
Millcreek, applicant

At the May 7, 2026 meeting of the East Mill Creek Community Council (EMCCC) this application was discussed. The EMCCC is generally supportive of these amendments but elected not to make a formal recommendation. Two areas of specific mention were noted:

R-1 "Small lots"
The reduction in side yard setbacks for R-1-3, R-1-4, and R-1-5 are acceptable but we would encourage current setbacks remain if/when these "small lots" (or small*er* lots) abut larger R-1 lots. Reasoning: The smaller lot is effectively "borrowing" setback from the larger lot creating a benefit for the smaller lot owner and a disadvantage for the larger lot owner.

Tree preservation
We welcome the addition a provision, 18.64.040 (C)(12), "Tree removal prior to land use development," to close the loophole in the current code. We recognize the enforcement challenges the current code presents and appreciate some of the proposed creative ways to help sustain and grow the tree-scape though it is apparent some standards were lowered (necessity of a tree removal permit, for example) to aid in the enforcement efforts.

The EMCCC makes **no** formal recommendation on this application at this time.

/s/
Jamie Allyn
Vice chair | Land Use, EMCCC

CC: Sean Murray
Francis Lilly
EMCCC

Outdoor Dining/Seating Rendering

18.12.030 Expirations And Extensions Of Land Use Approvals

A. If applicable, the expiration time frames as set forth in MKZ 18.15, Specific Procedures by Application Category and Type, may be extended one (1) time when each of the following conditions exist:

   1. The provisions of this Code expressly allow the extension;

   2. An extension request is filed in writing at least fifteen (15) days prior to the applicable expiration deadline;

   3. The extension request is in writing and must show good cause; and

   4. Unless otherwise noted, the authority to grant extensions of time shall rest with the Land Use Authority that granted the original approval being extended.

B. The Planning Director may grant up to one (1) extension for a period of up to one (1) year for good cause unless otherwise noted in this Title.

   1. “Good cause" for purposes of this section shall mean justifiable and reasonable reasons why an application did not commence in a timely manner.

   2. Examples of good causes include delays in preparing construction documents due to new information not available at the time of approval, changes in site conditions, lack of materials, financing issues, labor supply problems or similar causes not solely the result of the applicant's failure to pursue the development with due diligence.

C. Failure to make a written request for an extension request shall cause the application to automatically expire.

D. In no event may Millcreek grant more than one (1) extension for any stage or approval period. Any extension granted under this Section or any other applicable Section of the MKZ shall count toward this limit, regardless of the procedures used to obtain or grant the extension.

E. If a land use on a property changes, the land use approval for the prior use is deemed expired. Restoration of a prior land use on a property shall be reviewed as a new land use approval.

18.12.040 Post-Approval Modifications

D. Minor Modifications for a ~~SitePlan~~ Site Plan. If after an application has been approved, and needed modifications exceed those permitted in a minor modification, a ~~minor~~ site plan amendment application shall be submitted subject to the requirements as set forth in MKZ 18.15.030 (D). A new ~~siteplan~~ site plan shall be required if changes are not permissible under the ~~Minor~~ Site Plan Amendments criteria in this Section.

18.13.010 Application Categories And Land Use Authority Designations

Table 18.13-1 Land Use Authority Designations	
Application Type	***Land Use Authority Designation***
Legislative Decisions	
General Plan and Future Land Use Map Adoption and Amendment	City Council
Land Use Code Text Amendment	City Council
Zoning Map Amendment	City Council
Development Agreement	City Council
Administrative Decisions – Subdivisions	
Minor Subdivision	Planning Director
Major Subdivision Preliminary Approval	Planning Commission
Major Subdivision Final Approval	Planning Director
Subdivision Amendment for Minor Plat Adjustments	Planning Director
Boundary Line Adjustment	Planning Director
Vacating a Subdivision Plat – Minor Subdivision	Planning Director
Vacating a Subdivision Plat – Major Subdivision	Planning Commission
Vacating a Subdivision Plat – By Ordinance	City Council

Public Street or Municipal Utility Easement Vacation	City Council
Administrative Decisions – Other Land Use Decisions	
Conditional Use Permit	Planning Commission
Site Plan Approval for Permitted Uses	Planning Director
Change of Use Permit	Planning Director
~~Minor~~ Site Plan Amendment	Planning Director
Compliance Determination for an Accessory Dwelling Unit	Planning Director
Reasonable Accommodation for a Residential Facility for Persons With a Disability	Planning Director
Eligible Facility Request for a Wireless Telecommunications Facility	Planning Director
Sign Permit	Planning Director
Temporary Use Permit	Planning Director
Classification Request Determination	Planning Director
Classification Request Determination Review	City Council
Administrative Decisions – Nonconformities and Variances	
Nonconformities Determination	Planning Director
Expansion or Enlargement of a Noncomplying Structure	Land Use Hearing Officer
Variances	Land Use Hearing Officer

18.13.020 Designation Of Recommending Bodies And The Role Of Staff In Application Reviews

A. Millcreek also establishes the roles of recommending bodies to make recommendations on certain land use application types, as set forth in Table 18.13-2, Roles of Recommending Bodies by Application Type. No recommendation is required for application types not listed in Table 18.13-2.

B. Millcreek Staff shall review all applications for completeness and substantial compliance with relevant requirements and may provide recommendations on Land Use Applications before the applicable Land Use Authority.

Table 18.13-2 Roles of Recommending Bodies by Application Type	
Application Type	*Planning Commission*
Legislative Decisions	
General Plan and Future Land Use Map Adoption and Amendment	Recommendation
Land Use Code Text Amendment	Recommendation
Zoning Map Amendment	Recommendation
Development Agreement	Recommendation
~~Public Street or Municipal Utility Easement Vacation~~	~~Recommendation~~
Administrative Decisions – Other Land Use Decisions	
Conditional Use Permit	N/A
Classification Request Determination Review	Recommendation

18.15.020 Administrative Decisions

A. Minor Subdivision

Table 18.15-4 Minor Subdivision Meeting and Noticing Requirements		
Application Procedure Steps	***Requirement***	***Code Reference***

Pre-Application Consultation	Optional for Regular Residential Subdivisions. Required for all other Subdivisions.	MKZ 18.14.010
Concept Review	Optional for Regular Residential Subdivisions. Required for all other Subdivisions.	MKZ 18.14.020
Planning Director Public Meeting	Required	MKZ 18.13.050 MKZ 18.14.090
Mailed Noticing Requirement for Property Owners – Distance	300 feet	MKZ 18.13.060
Mailed Noticing Requirement – Time	21~~77~~ days prior to Planning Director Public Meeting	MKZ 18.13.060

B. Major Subdivision

9. Development Improvement Completion Assurance. Before an applicant conducts any development activity on a ~~minor~~ major subdivision or records a plat, the applicant shall complete any required landscaping or infrastructure improvements or post an improvement competition assurance for any required public landscaping or infrastructure improvements as set forth in MKC 14.12.070.

Table 18.15-5 Major Subdivision Meeting and Noticing Requirements		
Application Steps	***Requirement***	***Code Reference***
Preliminary Subdivision		
Pre-Application Consultation	Optional for Regular Residential Subdivisions. Required for all other Subdivisions.	MKZ 18.14.010

Concept Review	Optional for Regular Residential Subdivisions. Required for all other Subdivisions.	MKZ 18.14.020
Neighborhood Meeting	Optional for Regular Residential Subdivisions. Required for all other Subdivisions.	MKZ 18.14.030
Planning Commission Public Meeting	Required	MKZ 18.13.050 MKZ 18.14.090
Mailed Noticing Requirement for Property Owners – Distance	300 feet	MKZ 18.13.060
Mailed Noticing Requirement – Time	~~7~~ 21days prior to Planning ~~Director~~ Commission Public Meeting	MKZ 18.13.060
Final Subdivision		
Pre-Application Consultation	Optional	MKZ 18.14.010
Concept Review	Optional	MKZ 18.14.020

G. Public Street or Municipal Utility Easement Vacation

1. Purpose. The purpose of this Section is to provide standards for the vacation of public streets or municipal utility easements. Dedicated public streets and municipal utility easements may be vacated, in whole or in part, if Millcreek determines that all or a portion of the public street or municipal utility easement is

unnecessary or infeasible for future public access or use. A summary of meeting and noticing requirements for applications for Land Use Code Text Amendments is set forth in Table 18.15-7.

2. Applicability. A public street or municipal utility easement may be vacated by filing an application for a minor subdivision, a major subdivision, or a subdivision amendment, or the City Council may approve a petition to vacate a public street or municipal utility easement by ordinance.

3. Procedure – Public Street or Municipal Utility Easement Vacation By Plat. A vacation of a public street or municipal utility easement may be accomplished through the filing of an application for a Minor Subdivision, a Major Subdivision, or a Subdivision Amendment, and shall follow the process for each application type, and the following additional steps:

    a. After the Land Use Authority grants Preliminary Subdivision approval and before a Final Subdivision approval is issued, the City Council shall hold a public hearing to consider the vacation of a public street or municipal utility easement.

    b. Public Notice shall follow the process as set forth in MKZ 18.13.060, Public Notice Requirements.

    c. A public hearing shall follow the process as set forth in MKZ 18.13.050, Formal Public Engagement Requirements.

    d. If the filing of a subdivision plat accompanies a vacation of a public street or municipal utility easement, the final decision on the plat shall be withheld until the City Council issues a decision regarding the vacation of a public street or municipal utility easement.

4. Procedure – Public Street or Municipal Utility Easement Vacation by Ordinance. In lieu of a Minor Subdivision, Major Subdivision, or Subdivision Amendment, a petition to vacate a public street or municipal utility easement may be filed following the procedure as set forth in Utah Code Section 10-9a-609.5, Petition to vacate a public street, and shall follow the procedure as set forth below:

    a. Pre-Application Consultation

    b. Concept Review

    c. Neighborhood Meeting

    d. Application Submittal

e. Application Completeness Review

f. Application Compliance Review. Upon completion of the review, the Planning Director shall make a recommendation.

g. Public Notice

h. Formal Public Engagement

1. ~~The Planning Commission shall hold a public hearing and make a recommendation; and~~

2. The City Council shall hold a public ~~meeting~~hearing and shall be the Land Use Authority for Public Street or Municipal Utility Easement Vacation applications.

i. Decision and Findings

5. Approval Criteria. Public streets or municipal utility easements may not be vacated unless the following criteria are met:

a. The vacation does not deprive abutting properties of adequate legal access to existing or proposed public utilities or drainage installations;

b. The vacation is consistent with the General Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;

c. The land to be vacated is no longer necessary for public use and convenience;

d. The right-of-way is no longer needed for public transportation purposes;

e. The vacation will not adversely impact the use of the right-of-way for public utility and/or drainage purposes;

f. 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;

g. 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;

h. The vacation satisfies the requirements of MKC 14.52;

i. Good cause exists for the vacation; and

j. The public interest or any person will not be materially injured by the proposed vacation.

6. Submittal Requirements. Any person seeking a Public Street or Municipal Utility Easement Vacation shall submit a complete application, a completed Public Street or Municipal Utility Easement Checklist, and a fee as set forth in MKZ 18.13.040, Submittal Requirements in General, a Title Report that correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than ninety (90) days before the proposed recordation of the subdivision, any other relevant supporting documentation, maps, studies and any other information that would inform Staff and the Planning Commission in making a recommendation, and allow the City Council to make a decision.

7. Final Approval and Recording. Approval of a plat or ordinance vacating a public street or municipal utility easement shall be deemed a certification of the vacation. With this certification, the Planning and Zoning Department shall forward a signed copy of the signed plat or ordinance to the Salt Lake County Recorder for recording. Failure of the applicant to submit any revised information or legal description that enables the ordinance to be processed as approved within three months following approval shall render the vacation void.

Table 18.15-7 Public Street and Municipal Utility Easement Vacation Meeting and Noticing Requirements

Application Procedure Steps	*Requirement*	*Code Reference*
Pre-Application Consultation	Required	MKZ 18.14.010
Concept Review	Required	MKZ 18.14.020
Neighborhood Meeting	Required	MKZ 18.14.030
~~Planning Commission Public Hearing and Recommendation~~	~~Required~~	~~MKZ 18.13.050~~ ~~MKZ 18.14.090~~
City Council Public ~~Meeting~~ Hearing	Required	MKZ 18.13.050 MKZ 18.14.090

Mailed Notice to Affected Entities	Required	MKZ 18.14.060
Mailed Noticing Requirement for Property Owners – Distance	Each property that is accessed by the public street of municipal utility easement.	MKZ 18.13.060
Mailed Noticing Requirement – Time	10 days prior to ~~Planning Commission~~ City Council Public Hearing	MKZ 18.13.060

E. Boundary Adjustment

1. Purpose. The purpose of this Section is to provide standards for agreements between adjoining property owners to relocate a common boundary or to consolidate a property containing multiple lots or parcels that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels.

18.15.30 Administrative Decisions - Other Land Use Decisions

A. Conditional Use Permit

3. Procedure. The following application steps, as set forth in MKZ 18.14, Land Use Application Steps, are required.
   a. Pre-Application Consultation
   b. Concept Review
   ~~c. Neighborhood Meeting~~
   ~~d.~~c. Application Submittal
   ~~e.~~d. Application Completeness Review
   ~~f.~~e. Application Compliance Review. As part of an application compliance review, the Planning Director may:
      a. Provide the application to other City departments for review and comment as may be required by this Code, as necessary for complete review of the application, or as necessary to identify and understand the potential detrimental effects of the proposed conditional use; and

b. require other information or studies to address potential detrimental effects of the proposed conditional use that have been reasonably anticipated by the City during its review of the application.

~~g.~~f. Upon completion of the review, the Planning Director shall make a recommendation.

~~h.~~g. Public Notice

~~i.~~h. Formal Public Engagement, the Planning Commission shall hold a public meeting and shall be the Land Use Authority for Conditional Use Permit applications.

~~j.~~i. Decision and Findings

B. Site Plan Approval

2. Applicability. A ~~SitePlan~~ Site Plan Approval is required under the following circumstances:

a. Property development, redevelopment, construction, reconstruction, or alteration of a building or structure, except for attached or detached single or two-household dwellings that are located in a recorded subdivision and that are not in a sensitive lands area.

b. Review of a permitted use approval, a conditional use permit that involves property development, redevelopment, construction, reconstruction, or alteration of a building or structure, or a request for reasonable accommodation for a group home or residential facility for Persons With a Disability, subject to the standards as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability.

c. Changes or alterations to an existing ~~siteplan~~ site plan or structure that does not otherwise qualify for a ~~Minor~~ Site Plan Amendment

E. Compliance Determination for an Existing Accessory Dwelling Unit.

1. Purpose. The purpose of this Section is to establish standards and a streamlined review process for a Compliance Determination for an existing Accessory Dwelling Unit, which allows a property owner to determine if an existing accessory dwelling unit complies with applicable standards.

2. Applicability. A property owner of a single-household dwelling with an existing Accessory Dwelling Unit on the property may apply for a Compliance Determination for an Accessory Dwelling Unit.

3. Procedure. The following application steps, as set forth in MKZ 18.14, Land Use Application Steps, are required.

    a. Application Submittal.

    b. Application Completeness Review.

    c. Application Compliance Review.

    d. Decision and Findings. The Planning Director shall be the Land Use Authority for Compliance Determination for Accessory Dwelling Unit applications.

4. Approval Criteria. The Planning Director shall issue a Compliance Determination if the Accessory Dwelling Unit complies with all applicable provisions of this Code, particularly MKZ 18.71, Accessory Dwelling Unit Standards, and other applicable Millcreek policies, including the following:

    a. The Accessory Dwelling Unit is on a residential property that contains a single-household dwelling.

    b. The Accessory Dwelling Unit is on a residential property that is owner-occupied.

5. Submittal Requirements. Any person seeking a Compliance Determination for an Accessory Dwelling Unit shall submit a complete application, a completed Compliance Determination for an Accessory Dwelling Unit Checklist, a fee as set forth in MKZ 18.13.040, Submittal Requirements in General, proof of owner occupancy, any other relevant supporting documentation, maps, studies, and any other information that would inform Staff and allow the Land Use Authority to make a decision, and proof of owner occupancy in the form of ~~a~~ the following:

    a. A current year property tax notice issued by Salt Lake County or a closing statement dated within the last calendar year, in which the financial information has been redacted showing fee title in an individual (s) or a trustor of a trust with at least 50% ownership interest in the property for which ~~document from at least two of the following categories that show the applicant's name and the address of the property for which~~ a Compliance Determination for an Existing Accessory Dwelling Unit is being applied.

b. Proof of primary residency in the form of a government-issued identification card or license showing that the property address is the same as the owner's residence, and documents from at least two of the following categories that show the applicant's name and the address of the property for which a Compliance Determination for an Existing Accessory Dwelling Unit is being applied:

(1) Automobile registration document dated within the last calendar year;

(2) Voter registration card dated within the last calendar year;

(3) W-2 or 1099 from the most recent tax filing period, wherein the financial information has been redacted;

~~c. Utility bill, dated within the last sixty (60) days;~~

~~d. Correspondence from any government agency that shows the home address, dated within the last sixty (60) days;~~

~~e. A voter registration card dated within the last calendar year;~~

~~f. A social security statement, dated within the last sixty (60) days;~~

~~g. A bank statement dated within the last sixty (60) days;~~

~~h. Automobile registration documentation dated within the last calendar year;~~

~~i. Income tax forms dated from the most recent tax filing period;~~

~~j. Insurance documentation or insurance bill dated within the last calendar year that shows home address;~~

~~k. Current active business license or permit issued by Millcreek or a state or federal agency that shows home address;~~

~~l. College or school correspondence that shows home address, dated within the last sixty (60) days;~~

~~m. W-2 from the most recent tax filing period;~~

~~n. Official payroll documentation that includes home address issued by an employer within the last sixty (60) days, such as a pay stub with home address, a form submitted for tax withholding purposes, or a payroll receipt;~~

6. Discontinuance and Termination of Right. If a Compliance Determination for an Accessory Dwelling Unit is issued pursuant to this section is abandoned or

discontinued for a period of six (6) continuous months, or if the single-household dwelling ceases to be owner-occupied, the compliance review shall be considered expired. Prior to the expiration of the Compliance Determination for an Accessory Dwelling Unit due to discontinuation, the Planning Director may approve one, six (6) month extension of the Determination if no changes to the application are required. Upon expiration, the property affected shall be subject to all provisions and regulations of this Code applicable to the zoning district in which such property is classified.

7. Transferability. Compliance Determinations for an Accessory Dwelling Unit run with the land, provided that the single-household dwelling is owner-occupied.

18.15.030 Administrative Decisions - Other Land Use Decisions

D. ~~Minor~~ Site Plan Amendment
   1. Purpose. The purpose of this Section is to establish standards and a streamlined review process for ~~Minor~~ Site Plan Amendments, which allow for minor changes to approved ~~siteplans~~ site plans for conditional and permitted uses.
   2. Applicability. ~~An applicant who has obtained a siteplan that has been previously approved may apply for a Minor Site Plan Amendment approval for minor changes to the siteplan, subject to the approval criteria as set forth in this section.~~
      a. An applicant who has obtained a site plan that has been previously approved may apply for a Site Plan Amendment approval for minor changes to the site plan, subject to the approval criteria as set forth in this section.
      b. An applicant seeking approval to park a commercial vehicle in the front or side yard of a dwelling in an R-1 or R-2 zone, pursuant to MKZ 18.63.020 (B)(8) shall apply for a Site Plan Amendment approval, subject to the approval criteria as set forth in this section and in MKZ 18.63.020 (B)(8).
   3. Procedure. The following application steps, as set forth in MKZ 18.14, Land Use Application Steps, are required.
      a. Application Submittal.
      b. Application Completeness Review.
      c. Application Compliance Review.
      d. Decision and Findings. The Planning Director shall be the Land Use Authority for Minor Site Plan Amendment applications.

4. Approval Criteria. The Planning Director shall approve the ~~siteplan~~ site plan if it complies with all applicable provisions of this Code and other applicable Millcreek policies, including the following:
    a. The proposed change does not significantly alter the ~~siteplan's~~ site plan's approved access, circulation, or layout.
    b. The proposed changes do not increase the number of residential units.
    c. The proposed change does not expand the floor area of a building, structure, or oval site by more than ten percent (10%).
    d. The proposed change complies with all applicable requirements of the Code and other relevant Millcreek and State regulations.
    e. The proposed change does not affect any required mitigations or violate any conditions of approval for a Conditional Use Permit.
    f. The amended ~~siteplan~~ site plan complies with all applicable development standards, including but not limited to landscaping standards, parking and mobility standards, minimum driveway and roadway widths, and any dedication or public improvement requirements.
5. Submittal Requirements. Any person seeking a ~~Minor~~ Site Plan Amendment shall submit a complete application, a completed ~~Minor~~ Site Plan Amendment Checklist, a fee as set forth in MKZ 18.13.040, Submittal Requirements in General, any other relevant supporting documentation, maps, studies, and any other information that would inform Staff and allow the Land Use Authority to make a decision.
6. Expiration. A ~~siteplan~~ site plan that is approved pursuant to this section shall expire within one (1) year from the date of final approval if action is not taken within that time. An applicant may apply for up to one extension by following the process as set forth in MKZ 18.12.030, Expirations and Extensions of Land Use Approvals. For purposes of this subsection, "action" means obtaining a building permit.
7. Discontinuance and Termination of Right. If a ~~siteplan~~ site plan that is approved pursuant to this section is abandoned or discontinued for a period of six (6) continuous months the ~~siteplan~~ site plan shall be considered expired. Prior to the expiration of the ~~siteplan~~ site plan due to discontinuation, the Planning Director may approve one six (6) month extension of the ~~siteplan~~ site plan if no changes to the site design are required. Upon expiration, the property affected shall be subject to all

provisions and regulations of this Code, applicable to the zoning district in which such property is classified.

8. Transferability. ~~siteplans~~ site plans shall run with the land.

18.25.020 Development Standards

All private streets shall be constructed to City standards as set forth in MKC 14.20, and development on lots or parcels along private streets are subject to the development standards of the underlying zone, except as follows: ~~provided in below:~~

~~A. A new private street may not extend more than 400 feet in length. An existing private street may be extended up to a total length of 400 feet.~~

~~B. The minimum width of a private street shall be:~~

~~1. Existing Private Street: minimum pavement width is 20 feet, plus required curb, gutter, and sidewalk.~~

~~2. New Private Street: minimum pavement width is 25 feet, plus required curb, gutter, and sidewalk.~~

~~C. Any lot or parcel fronting on a private street shall be the minimum lot or parcel width and area requirements of the underlying zone.~~

~~D. The minimum setback for buildings on lots or parcels on a private street shall be the minimum setbacks required of the underlying zone measured from edge of private street.~~

A. Any lot or parcel fronting on a private street shall have the minimum lot or parcel width and area requirements of the underlying zone.

B. The minimum setback for buildings on lots or parcels on a private street that are located in an R-1, R-2, or A zone shall be the minimum setbacks required of the underlying zone measured from edge of private street.

18.34.050 Building Height And Building Envelopes

A. Minimum Height. All dwelling structures shall be a minimum of one story in height.

B. Maximum Height. Maximum building height is as set forth in Table 18.34-3 Building Height and Building Envelope for the Agricultural Zone.

C. Building Envelope. The height of structures may be further limited by the building envelope. The building envelope is formed by a box defined by the perimeter of the property line extended vertically perpendicular to the property line to a height and

subsequent angle as set forth in Table 18.34-3. The entire building shall fit under this envelope except as described in the projections section below. See figures 18.34.3 and 18.34.4 for building envelope illustrations.

D. Lots or parcels located in the AG zone determined by staff to be a Lot or Parcel of Record and are nonconforming due to minimum lot or parcel width and minimum lot or parcel area can qualify to use the sixty degree (60°) Building Envelope Angle and 12-foot Building Envelope Wall Height.

E. For buildings located in planned unit developments, the building envelope is formed by a box defined by the perimeter of the property line of the planned unit development.

18.34.060 Projections

Dormers, Gables, and non-habitable architectural elements may project beyond the building height envelope if they meet the following criteria, as illustrated in Figure 18.34.5, and as follows:

A. Dormers

1. The width of the dormer shall not exceed 14 feet;
2. Multiple dormers shall be spaced such that the distance to the edges of the roof is at least one-half the distance between dormers; and
3. The dormer shall be no higher than the ridge of the roof.

B. Gables

1. The height of the gable is less than 1.75 times higher than the point where the graduated building height envelope intersects the gable;
2. The height of the gable is less than the maximum building height; and
3. The length of the gable comprises no more than 25 percent of the length of the building façade.

C. Non-Habitable Architectural Elements:

1. Parapets and railings shall not exceed 30 inches in height above the intersection of the roof surface and the wall.
2. Chimneys and vents may project beyond the building envelope by 30 inches, if required by the building code.

3. Towers, spires, cupolas, elevator penthouses, mechanical appurtenances, or similar non-habitable architectural elements may not project beyond the building envelope.

18.35.030 Permitted And Conditional Uses

Uses in the Forestry Recreation Estate (FRE) Zone are as determined by the Table 18.35-1 Permitted and Conditional Uses in the Forestry Recreation Estate (FRE) Zone. If a use is not explicitly designated in the table, then the use is prohibited. An applicant seeking a Millcreek Business License may submit a Classification Request by following the procedure as set forth in MKZ 18.15.030 (J), to determine whether a proposed land use aligns with an existing land use listed in Table 18.35-1.

Table 18.35-1 Permitted and Conditional Uses in the Forestry Recreation Estate Zone		
Land Use	*FRE*	*Limitations/references*
P= Permitted C= Conditional Use Review Required		
Residential Uses		
~~Dwelling, Accessory~~ Accessory Dwelling Unit	P	Limitations set forth in MKZ 18.71, Accessory Dwelling Unit Standards.
Dwelling, Single Household - Detached	P	
Home Business	P	Subject to MKZ 18.76, Special Business Land Use Regulations
Residential Facility for Elderly Persons or Person with a Disability	P	Limitations as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability.
Short-Term Rental	P	Provided a valid Millcreek business license has been issued and is in good standing with respect to the

		property. Further limitations are as set forth in MKC 5.19, Short-Term Rentals
Civic and Institutional Uses		
Public Use	C	
Quasi-Public Use	C	
Religious Assembly	P	
Schools, Public and Private	P	
Miscellaneous Uses		
Accessory Uses, Accessory Buildings and Structures	P	As set forth in MKZ 18.59, Accessory Structures
Temporary Uses	P	As set forth in MKZ 18.58, Temporary Uses and Structures

18.36.050 Building Height And Building Envelopes

A. Minimum height. All dwelling structures shall be a minimum of one story in height.

B. Maximum Height. Maximum building height is set forth in Table 18.36-3 Building Height and Building Envelope for R-1 Zones.

C. Building Envelope. The height of structures may be further limited by the building envelope. The building envelope is formed by a box defined by the perimeter of the property line extended vertically perpendicular to the property line to a height and subsequent angle as set forth in Table 18.36-3 and as illustrated in Figures 18.36.3, 18.36.4, 18.36.5, and 18.36.6. The entire building shall fit under this envelope except as described in the projections section below.

D. Lots or parcels located in the R-1-8 zone determined by staff to be a Lot or Parcel of Record and are nonconforming due to minimum lot or parcel width and minimum

lot or parcel area can qualify to use the 60 degree (60°) Building Envelope Angle and 12-foot Building Envelope Wall Height.

E. For buildings located in planned unit developments, the building envelope is formed by a box defined by the perimeter of the property line of the planned unit development.

18.36.040 Spatial Requirements

Table 18.36-2 Spatial Requirements for the Single-Household Residential (R-1) Zones

Zone	Min. Lot or Parcel area (A)	Min. Lot or Parcel width (B)	Min. Front Setback (C)	Residential Use Min. Side Setbacks on interior Lots or Parcels (D)	Residential Use Min. Side Setbacks on corner (E)	Civic/Institutional and Non-Residential Use Min. Side Setback	Min. Rear Setback (F)	Max. Lot or Parcel Coverage
R-1-3	3,000 sq ft	~~25'~~30'	20'	~~5'~~3' (unless attached to a dwelling on an abutting lot or parcel)	10~~20'~~~~20'~~	20'	15'	5~~40%~~~~40%~~
R-1-4	4,000 sq ft	~~25'~~40'	20'	~~5'~~4' (unless attached to a dwelling on an abutting lot or parcel)	15~~20'~~~~20'~~	20'	15'	45~~0%~~~~40%~~
R-1-5	5,000 sq ft	~~25'~~50'	20'	5' (unless attached to a dwelling on an abutting lot or parcel)	20'	20'	15'	40~~35%~~~~35%~~

R-1-6	6, 000 sq ft	60'	25'	8'	20'	20'	15'	35%
R-1-8	8,000 sq ft	65'	25'	8'	20'	20'	15'	33%
R-1-10	10, 000 sq ft	80'	30'	10'	20'	20'	15'	31%
R-1-15	15,000 sq ft	80'	30'	10'	20'	20'	15'	25%
R-1-21	21,000 sq ft	100'	30'	10'	20'	20'	15'	25%

18.36.060 Projections

Dormers, Gables, and non-habitable architectural elements may project beyond the building height envelope if they meet the following criteria, as illustrated in Figure 18.36.7, and as follows:

A. Dormers

1. The width of the dormer shall not exceed 14 feet;
2. Multiple dormers shall be spaced such that the distance to the edges of the roof is at least one-half the distance between dormers; and
3. The dormer shall be no higher than the ridge of the roof.

B. Gables

1. The height of the gable is less than 1.75 times higher than the point where the graduated building height envelope intersects the gable; and
2. The height of the gable is less than the maximum building height.

C. Non-Habitable Architectural Elements:

1. Parapets and railings shall not exceed 30 inches in height above the intersection of the roof surface and the wall.

2. Chimneys and vents may project beyond the building envelope by 30 inches, if required by the building code.

3. Towers, spires, cupolas, elevator penthouses, mechanical appurtenances, or similar non-habitable architectural elements may not project beyond the building envelope.

18.37.030 Permitted Uses And Conditional Uses

Uses in the Medium Density Residential (R-2) Zones are allowed, either as permitted or conditional, and may include certain limitations as set forth in Table 18.37-1 Permitted and Conditional Uses in Medium Density Residential Zone. If a use is not explicitly designated in the table, then the use is prohibited. An applicant seeking a Millcreek Business License may submit a Classification Request by following the procedure as set forth in MKZ 18.15.030 (J), to determine whether a proposed land use aligns with an existing land use listed in Table 18-38.1.

Table 18.37-1 Permitted and Conditional Uses in Two-Household Residential (R-2) Zones		
Land Use	*R-2 (All Zones)*	*Limitations/References*
P = Permitted Use, C = Conditional Use Review Required		
Residential Uses		
Accessory Dwelling Unit	P	Permitted in Legally-Established Single Household Dwellings. Limitations set forth in MKZ 18.71, Accessory Dwelling Unit Standards.
Dwelling, Single Household - Detached	P	
Dwelling, Two Household	P	
Home Business	P	Subject to MKZ 18.76, Special Business Land Use Regulations

Home Daycare or Preschool – up to 6 children	P	Subject to MKZ 18.76, Special Business Land Use Regulations
Home Daycare or Preschool – 7 to 12 children	C	Subject to MKZ 18.76, Special Business Land Use Regulations
Residential Facilities for Elderly Persons or Persons With a Disability	P	Limitation as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability
Short-Term Rental	P	Provided a valid Millcreek business license has been issued and is in good standing with respect to the property. Further limitations are as set forth in MKC 5.19, Short Term Rentals.
Non-Residential Uses		
Noncommercial Agriculture	P	
Civic and Institutional Uses		
Public Use	P	
Quasi-Public Use	P	
Religious Assembly	P	
Schools, Public and Private	P	
Miscellaneous Uses		
Accessory uses, Buildings and Structures	P	Limitation as set forth in MKZ 18.59, Accessory Structures

Temporary Uses	P	As set forth in MKZ 18.58, Temporary Uses and Structures

18.37.040 Spatial Requirements

Zone	~~Mínimum~~ Minimum Lot or Parcel Area (A)	Minimum Lot or Parcel width (B)	Minimum Front Setback (C)	Garage Opening (Front or Street Side)(1)	Residential Use Min. Side Setbacks on interior lots or parcels (D)	Residential Use Minimum Side Setbacks on corner (E)	Civic / Institutional and Non-Residential Use Minimum Side Setback	Minimum Rear Setback (F)	Maximum lot or parcel Coverage
R-2-6.5	6,500 sq ft (8,000 sq ft for non-residential)	60'	~~25~~' 20’	25’	8'	20'	20'	15'	40%
R-2-8	8,000 sq ft	65'	~~30~~' 20’	25’	8'	20'	20'	15'	38%
R-2-10	10,000 square feet	65'	~~30'~~ 20’	25’	8'	20'	20'	15'	35%

E. Table Notes

1. The garage opening minimum yard area requirement shall apply to garages when the vehicular garage opening faces the street to which it is accessed from, otherwise the front yard minimum yard area shall apply.

18.37.050 Building Height And Envelopes

A. Minimum height. All dwellings shall be a minimum of one-story in height measured from original ground surface.

B. Maximum Height. Maximum building height is as set forth in Table 18.37-3 Building Height and Building Envelope for R-2 Zones.

C. Building Envelope. The height of structures may be further limited by the building envelope. The building envelope is formed by a box defined by the perimeter of the property line extended vertically perpendicular to the property line to a height and subsequent angle as set forth in Table 18.37-3 and as illustrated in Figures 18.37.3, 18.37.4, and 18.37.5. The entire building shall fit under this envelope except as described in the projections section below.

D. For buildings located in planned unit developments, the building envelope is formed by a box defined by the perimeter of the property line of the planned unit development.

18.37.060 Projections

~~A. Building Height Envelope Projections.~~ Dormers, gables, and non-habitable architectural elements may project beyond the building height envelope if they meet the following criteria, as illustrated in Figure 18.37.6, and as follows:

~~1.~~ A. Dormers:

~~a.~~ 1. The width of the dormer shall not exceed 14 feet.

~~b.~~ 2. Multiple dormers shall be spaced such that the distance to the edges of the roof is at least one-half the distance between dormers; and

~~c.~~ 3. The dormer shall be no higher than the ridge of the roof.

~~2.~~ B. Gables:

~~a.~~ 1. The height of the gable is less than 1.75 times higher than the point where the graduated building height envelope intersects the gable.

~~b.~~ 2. The height of the gable is less than the maximum building height; and

~~c.~~ 3. The length of the gable comprises no more than 25 percent of the length of the building façade.

C. Non-Habitable Architectural Elements:

1. Parapets and railings shall not exceed 30 inches in height above the intersection of the roof surface and the wall.
2. Chimneys and vents may project beyond the building envelope by 30 inches, if required by the building code.
3. Towers, spires, cupolas, elevator penthouses, mechanical appurtenances, or similar non-habitable architectural elements may not project beyond the building envelope.

18.38.030 Permitted Uses And Conditional Uses

Uses in the Medium Density Residential (R-4) Zones are allowed, either as permitted or conditional, and may include certain limitations as set forth in Table 18.38-1 Permitted and Conditional Uses in Medium Density Residential Zone. If a use is not explicitly designated in the table, then the use is prohibited. Use prohibitions or use limitations listed in Table 18.38-1 apply in addition to the general provision that uses not explicitly designated in the table are prohibited. An applicant seeking a Millcreek Business License may submit a Classification Request by following the procedure as set forth in MKZ 18.15.030 (J), to determine whether a proposed land use aligns with an existing land use listed in Table 18.38-1.

Table 18.38-1 Permitted and Conditional Uses in Medium Density Residential (R-4) Zones		
Land Use	*R-4*	*Limitations/References*
P = Permitted Use, C = Conditional Use Review Required		
Residential Uses		

Accessory Dwelling Unit	P	Permitted in Legally-Established Single Household Dwellings. Limitations set forth in MKZ 18.71, Accessory Dwelling Unit Standards.
Dwelling, Single-Household - Detached	P	
Dwelling, Two household	P	
Dwelling, Three or Four-Household	P	
Home Business	P	Subject to MKZ 18.76, Special Business Land Use Regulations
Home Daycare or Preschool – Up to 6 children	P	Subject to MKZ 18.76, Special Business Land Use Regulations
Home Daycare or Preschool – 7 to 12 children	C	Subject to MKZ 18.76, Special Business Land Use Regulations
Mobile Home and Tiny Home Park	C	Subject to the requirements as set forth in MKZ 18.40.030 through MKZ 18.40.080
Mobile Home and Tiny Home	P	Only allowed as part of a Mobile Home or Tiny Home Park
Nursing Home or Assisted Living	C	
Residential Facilities for Elderly Persons or Persons With a Disability	P	Limitations as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability
Short-term rental	P	Provided a valid Millcreek business license has been issued and is in good standing with respect to

		the property. Further limitations are as set forth in MKC 5.19, Short Term Rentals.
Non-Residential Uses		
Noncommercial Agriculture	P	
Commercial Daycare or Preschool	C	Subject to MKZ 18.76, Special Business Land Use Regulations
Medical or Dental Clinic	C	
Greenhouse or Plant Nursery	P	
Civic and Institutional Uses		
Public Use	P	
Quasi-Public Use	P	
Religious Assembly	P	
Schools, Public and Private	P	
Miscellaneous Uses		
Accessory uses, Buildings and Structures	P	Limitation as set forth in MKZ 18.59, Accessory Structures
Temporary Uses	P	As set forth in MKZ 18.58, Temporary Uses and Structures

Table 18.38-2 Spatial Regulations for the Medium Density Residential (R-4) Zone					
	Single-Household Dwellings	**Two - Household Dwellings**	**Three-Household Dwellings**	**Four-Household Dwellings**	**Civic/Institutional and Non-Residential Uses**

Minimum Gross Land Area (A)	6,000 sf per dwelling unit	3,250 sf per dwelling	2,500 sq ft per dwelling unit, except affordable units and individually owned units require 2,000 sq ft per dwelling unit	2,125 sq ft per dwelling unit, except affordable units and individually owned units require 2,000 sq ft per unit	20,000 sf
Minimum Lot or Parcel Width (B)	60'	60'	60'	60'	60'
Minimum Front Yard Setback (C)	~~25~~20 feet	~~25~~20 feet	~~25~~20 feet	~~25~~20 feet	~~25~~20 feet
Garage Opening Setback (Front or Street Side Yard) (1)	25 feet	25 feet	25 feet	25 feet	25 feet
Minimum Interior Side Yard Setback (D)	8 feet	8 feet	8 feet	8 feet	20 feet
Minimum Corner Side Yard Setback (E)	20 feet	20 feet	20 feet	20 feet	20 feet

Minimum Rear Yard Setback (F)	20 feet	20 feet	20 feet	20 feet	20 feet
Maximum Lot or Parcel Coverage	40 percent	40 percent	40 percent	40 percent	40 percent

E. Table Notes.

1. The garage opening minimum yard area requirement shall apply to garages when the vehicular garage opening faces the street to which it is accessed from, otherwise the front yard minimum yard area shall apply.

18.38.050 Building Height And Envelopes

A. Minimum Height. All dwellings shall be a minimum of one-story in height measured from original ground surface.

B. Maximum Height. Maximum building height is set forth in Table 18.38-3 Building Height and Building Envelope for the R-4 Zone.

C. Building Envelope. The height of structures may be further limited by the building envelope. The building envelope is formed by a box defined by the perimeter of the property line extended vertically perpendicular to the property line to a height and subsequent angle as set forth in Table 18.38-3. The entire building shall fit under this envelope except as described in the projections section below, and as illustrated in Figure 18.38.2.

D. For buildings located in planned unit developments, the building envelope is formed by a box defined by the perimeter of the property line of the planned unit development.

18.38.060 Projections

Building Height Envelope Projections. Dormers, gables, and non-habitable architectural elements may project beyond the building height envelope if they meet the following criteria, as illustrated in Figure 18.38.3, and as follows:

A. Dormers:

1. The width of the dormer shall not exceed 14 feet;
2. Multiple dormers shall be spaced such that the distance to the edges of the roof is at least one-half the distance between dormers; and
3. The dormer shall be no higher than the ridge of the roof.

B. Gables:

1. The height of the gable is less than 1.75 times higher than the point where the graduated building height envelope intersects the gable;
2. The height of the gable is less than the maximum building height; and
3. The length of the gable comprises no more than 25 percent of the length of the building façade.

C. Non-Habitable Architectural Elements:

1. Parapets and railings shall not exceed 30 inches in height above the intersection of the roof surface and the wall.
2. Chimneys and vents may project beyond the building envelope by 30 inches, if required by the building code.
3. Towers, spires, cupolas, elevator penthouses, mechanical appurtenances, or similar non-habitable architectural elements may not project beyond the building envelope.

18.39.030 Permitted Uses And Conditional Uses

Uses in the Residential Mixed (RM) Zone is as set forth in Table 18.39-1, Permitted and Conditional Uses in the Residential Mixed (RM) Zone. If a use is not explicitly designated in the table, then the use is prohibited. Certain use prohibitions or use limitations are listed in Table 18.39-1. Such use prohibitions or use limitations apply in addition to the general provision that uses not explicitly designated in the table are prohibited. An applicant seeking a Millcreek Business License may submit a Classification Request by following the procedure as set forth in MKZ 18.15.030 (J), to determine whether a proposed land use aligns with an existing land use listed in Table 18.39-1.

Table 18.39-1 Permitted and Conditional Uses in the Residential Mixed (RM) Zone

Land Use	*RM*	*Limitations/References*
P= Permitted, C= Conditional Use Review Required		
Residential Uses		
Accessory Dwelling Unit	P	Permitted in Legally-Established Single Household Dwellings. Limitations set forth in MKZ 18.71, Accessory Dwelling Unit Standards.
Dwelling, Single-Household	P	
Dwelling, Two-Household	P	
Dwellings, Three- or Four-Household	P	
Dwellings, Multiple-Household up to 32' building height and up to 25 units	P	Mixed-use shall be required for developments located within 500' of specified intersections. See additional standards below.
Dwellings, Multiple-Household over 32' building height or more than 25 units	C	Mixed-use shall be required for developments located within 500' of specified intersections. At least three units shall have primary façade and primary entrance facing the street in developments with more than six units
Affordable Housing	P	Subject to MKZ 18.78, Affordable Housing Incentives
Home Business	P	Subject to MKZ 18.76, Special Business Land Use Regulations
Home Daycare or Preschool – up to 6 children	P	Subject to MKZ 18.76, Special Business Land Use Regulations

Home Daycare or Preschool – 7 to 12 children	C	Subject to MKZ 18.76, Special Business Land Use Regulations
Live/Work Unit	P	Only permitted in association with requirements for mixed use developments as set forth in MKZ 18.43.090.
Residential Facilities for Elderly Persons or Persons With a Disability	P	Limitations as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability
Nursing Home or Assisted Living	C	
Short-Term Rental	P	Provided a valid Millcreek business license has been issued and is in good standing with respect to the property. Further limitations are as set forth in MKC 5.19, Short Term Rentals.
Commercial Uses		
Depository Financial Institution	P or C	~~Allowed~~ Permitted Use within legally-established commercial buildings. Conditional Use when located ~~or~~ within mixed use. Drive-up Windows are prohibited.
Mixed Use	C	
Commercial Daycare or Preschool	C	Allowed within legally-established commercial buildings or within mixed use.
Gym / Fitness Studio	C	Allowed within legally-established commercial buildings or within mixed use.
Medical or Dental Clinic	P or C	~~Allowed~~ Permitted Use within legally-established commercial buildings. Conditional Use when located

		~~or~~ within mixed use. Drive-up Windows are prohibited.
Office	P or C	~~Allowed~~ Permitted Use within legally-established commercial buildings. Conditional Use when located ~~or~~ within mixed use. Drive-up Windows are prohibited.
Personal Service	P or C	~~Allowed~~ Permitted Use within legally-established commercial buildings. Conditional Use when located ~~or~~ within mixed use. Drive-up Windows are prohibited.
Eating or Drinking Establishments, Dine-In	C	Allowed within legally-established commercial buildings or within mixed use. Drive-up Windows are prohibited.
Neighborhood Retail or General Retail	P or C	~~Allowed~~ Permitted Use within legally-established commercial buildings. Conditional Use when located ~~or~~ within mixed use. Drive-up Windows are prohibited.
Civic and Institutional Uses		
Public Use	C	
Quasi-Public Use	C	
Religious Assembly	P	
Schools, Public and Private	P	
Miscellaneous Uses		
Accessory Uses, Buildings and Structures	P	As set forth in MKZ 18.59, Accessory Structures

Temporary Uses	P	As set forth in MKZ 18.58, Temporary Uses and Structures

18.39.050 Site Design Standards

D. Interior Streets and Driveways. The design of public and private streets within a development shall follow Millcreek standards for road widths as established by the Millcreek Transportation Master Plan and the development standards identified in MKC Title 14.

~~1. The City shall be granted a utility easement for the entire interior street system in a development project.~~

~~2. Where garages or carports face each other, a minimum of 25 square feet of landscaping shall be required at the sides of each driveway, or between each dwelling unit.~~

18.41.070 Site Design Standards

Open space shall be provided for residential uses in the amount of the lesser of 20 percent of the property or at least 250 square feet per dwelling unit. One hundred (100) square feet per dwelling unit may be private open space, and 150 square feet per dwelling unit must be common open space. The required common open space shall be usable land areas that may include rooftop balconies and terraces but are not otherwise occupied by buildings, dwellings, structures, parking areas, streets, public park strips, curbs, gutters, sidewalks, walking paths, driveways, or alleys and shall be accessible by all residents of the mixed use development.

18.44.030 Permitted Uses And Conditional Uses

Table 18-44-1 Permitted and Conditional Uses in the Commercial (C) Zone		
Land Use	***C***	***Limitations / References***
P= Permitted, C= Conditional Use Review Required		
Residential Uses		

Affordable Housing	P	Subject to the requirements and incentives for affordable housing as set forth in MKZ 18.78, Affordable Housing Incentives.
Dwelling, Multiple Household	C	Only permitted as part of a mixed use development, subject to the development standards as set forth in MKZ 18.44.090 (H).
Nursing Home or Assisted Living	P	
Home Business	P	Permitted in legally-established dwellings in the C Zone. Subject to MKZ 18.76, Special Business Land Use Regulations.
Residential Facility For Elderly Persons or Persons With a Disability	P	Limitations as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability.
Caretaker Dwelling	P	Additional use standards apply as set forth in MKZ 18.44.090
Commercial Uses		
Kennel, Indoor or Outdoor	P	Outdoor kennels or animal play areas prohibited within 300' of a Residential Zone Boundary or a legally established residential use.
Automobile, Equipment, or Recreational Vehicle Sales or Rental	C	Only allowed when located on arterial roadways 100' or greater in width. Prohibited within 300' of a residential use or a residential zone. Additional use standards apply as set forth in MKZ 18.44.090.
Automobile Service and Repair	C	Prohibited within 150' of a residential use or a residential zone and within 1,320' (1/4

		mile) of an established substantially similar business. Additional use standards apply as set forth in MKZ 18.44.090.
Car Wash	C	Prohibited within 150' of a residential use or a residential zone and within 300' of a major intersection and within 1,320' (1/4 mile) of an established substantially similar business.
Medical or Dental Clinic	P	
Mixed Use	C	Additional use standards apply as set forth in MKZ 18.44.090
Commercial Daycare or Preschool	P	
Commercial Entertainment under 25,000 square feet	P	Outdoor entertainment uses are prohibited within 300' of legally established dwelling or a Residential Zone Boundary. Indoor or Outdoor Gun or Archery Ranges are prohibited.
Commercial Entertainment, 25,000 square feet or more	C	Outdoor entertainment uses are prohibited within 300' of a legally established dwelling or a Residential Zone Boundary. Indoor or Outdoor Gun or Archery Ranges are prohibited.
Commercial Kitchen / Ghost Kitchen	P	
Commercial Parking Lot or Commercial Parking Garage	C	Parking garages shall include non-residential uses for at least 75% of the ground story facing a public street.
Community Garden	P	
Depository Financial Institution	P	

Drive-up Window	C	Drive up windows prohibited within mixed use developments. Additional development standards apply as set forth in MKZ 18.44.090 (D)
Eating and Drinking Establishment	P	
Flex Space	P	Maximum square footage of 10,000 square feet per building, a minimum of 20% of story area must be office and or retail uses.
Fuel Station	C	Prohibited within 1,320' (1/4 mile) of an existing fuel station and within 150' of a residential use or a residential zone. See additional development standards as set forth in MKZ 18.44.090 (G)
Funeral Home or Mortuary	P	
Greenhouse or Plant Nursery	P	
Gym or Fitness Studio under 5,000 square feet	P	
Gym or Fitness Studio - 5,000 square feet or more	C	
Hospital	C	
Light Service and Repair	P	Maximum square footage of 10,000 square feet.
Live/Work Unit	P	Only permitted in association with mixed use set forth in the development standards as set forth in MKZ 18.44.090 (H).
Lodging	P	

Non-Depository Financial Institution	P	Prohibited within 300' of a major intersection and within 2,640' (1/2 mile) of an established substantially similar business.
Office	P	
Pawn Shop	P	Prohibited within 300' of a major intersection and within 2,640' (1/2 mile) of an established substantially similar business.
Personal Service	P	
Reception or Event Center	P	Outdoor uses prohibited within 300' of a residential use or a Residential Zone Boundary.
Neighborhood or General Service	P	
Neighborhood or General Retail	P	
Retail Sales	P	Retail Tobacco Specialty Businesses are prohibited within 1,320' (1/4 mile) of an established substantially similar business.
Retail Food Trucks, Pop-Up Markets, and/or Farmer's Market	P	Subject to Temporary Use Standards as set forth in MKZ 18.58, Temporary Uses and Structures.
Self-Storage facility	C	Prohibited within 300' of a major intersection and within 1,320' (1/4 mile) of an established substantially similar business. Additional location restrictions apply as set forth in MKZ 18.44.090.
Temporary Uses	P	As set forth in MKZ 18.58, Temporary Uses and Structures

Institutional Uses		
Wireless Telecommunication Facility	P	Must be a Stealth Facility, subject to the standards as set forth in MKZ 18.75, Wireless Telecommunications Facilities.
Public Use	P	Detention Facilities or Jails are not permitted
Religious Assembly	P	
Schools, Public and Private	P	
Quasi-Public Use	P	

18.44.060 Site Layout Standards

Enclosures shall be constructed of a solid masonry material and shall include ~~sold~~ solid steel gates.

18.44.090 Design And Use Standards For Specific Uses

The following standards are applicable to the uses specified in addition to the development standards in this Chapter. In the event there is language elsewhere in MKZ Title 18 that conflicts with language in this chapter, the more restrictive standard prevails.

A. Automobile, Equipment, or Recreational Vehicle Sales or Rental uses shall meet the following site requirements:

   1. The minimum lot size for such use is 20,000 square feet.
   2. The site must contain an office of at least 2,000 square feet.
   3. Inventory lot parking shall not be included in the minimum parking requirements.
   4. Any service or repair associated with automobile, equipment, or recreational vehicle sales or rental shall meet the site standards for automobile service and repair uses found in this section.

B. Automobile Service and Repair uses shall meet the following site standards:

   1. Bay doors shall not be located on facades facing residential uses or zones.

2. Vehicles awaiting repair or service shall be screened by Landscape Buffer C as set forth in MKZ 18.64, Landscape Standards.
3. Vehicle storage areas shall not count toward parking minimum requirements.
4. All vehicle parts or accessories must be stored indoors.
5. All wrecked or inoperable vehicles must be stored within a main or accessory structure.

18.46.030 Permitted Uses And Conditional Uses

A. Uses in the Light Manufacturing (M) Zone are as determined by the Table 18.46-1 Permitted and Conditional Uses in Light Manufacturing (M) Zone. If a use is not explicitly designated in the table, then the use is prohibited. An applicant seeking a Millcreek Business License may submit a Classification Request by following the procedure as set forth in MKZ 18.15.030 (J), to determine whether a proposed land use aligns with an existing land use listed in Table 18.46-1.

Table 18.46-1 Permitted and Conditional Uses in the Light Manufacturing (M) Zone		
Land Use	*M Zone*	*Limitations / References*
P= Permitted, C= Conditional Use Review Required		
Commercial Uses		
Depository Financial Institution	P	Prohibited within 300' of a major intersection (1)
Kennel, Indoor or Outdoor	P	Prohibited within 300' of a Residential Zone Boundary or a legally established dwelling ~~residential use~~
Automobile, Equipment, or Recreational Vehicle Sales or Rental	C	Only allowed when located on arterial roadways 80' or greater in width. Prohibited within 150' of a Residential Zone Boundary or a legally established dwelling ~~residential use~~. (1)

		Additional use standards apply as set forth in MKZ 18.46.090
Automobile Service and Repair	C	Prohibited within 300' of a Residential Zone Boundary or a legally established dwelling ~~residential use~~ and within 1,320' (1/4 mile) of an established substantially similar business. (1) Additional use standards apply as set forth in MKZ 18.46.090.
Car Wash	C	Prohibited within 150' of a Residential Zone Boundary or a legally established dwelling ~~residential use~~ and within 300' of a major intersection and within 1,320' (1/4 mile) of an established substantially similar business. (1)
Medical or Dental Clinic	P	
Commercial Daycare or Preschool	P	
Indoor Commercial Entertainment under 25,000 square feet	P	
Indoor Commercial Entertainment, 25,000 square feet or more	C	
Outdoor Commercial Entertainment	C	Outdoor entertainment uses prohibited within 300' of a Residential Zone Boundary or a legally-established dwelling. (1)
Commercial Kitchen / Ghost Kitchen	P	
Commercial Parking Lot or Commercial Garage	C	Parking garages shall include non-residential uses for at least 75% of the ground story facing a public street. Subject to Landscaping standards.

Community Garden	P	Limited to one acre or less with no onsite retail allowed.
Drive-up Window	C	
Eating and drinking establishment	P	
Flex Space	P	Maximum square footage of 10,000 square feet per building, a minimum of 20% of story area must be office and or retail uses.
Fuel Station	C	Prohibited within 1,320' (1/4 mile) of an existing fuel station and within 300' of a major intersection. (1)
Funeral Home or Mortuary	P	
Greenhouse or Plant Nursery	P	
Gym or Fitness Studio under 5,000 square feet	P	
Gym or Fitness Studio 5,000 square feet or more	C	
Light Manufacturing	P or C	Developments that abut a Residential Zone Boundary or a legally-established dwelling are a conditional use. (1)
General Retail	P	
Office	P	

Pawn Shop	P	Prohibited within 300' of a major intersection and within 1,320' (1/4 mile) of an established substantially similar business. (1)
Personal Transportation Service	P	Prohibited within 150' of a Residential Zone Boundary or a legally established dwelling
Reception or Event Center	P	Outdoor uses prohibited within 300' of a Residential Zone Boundary or legally-established dwelling. (1)
Self-Storage facility	C	Prohibited within 300' of a major intersection and within 1,320' (1/4 mile) of an established substantially similar business. Additional location restrictions apply as set forth in MKZ 18.46.090. (1)
Sexually Oriented Business	C	
Truck Transfer Facility	C	Temporary outside storage of trucks and trailers allowed as defined by MKZ 18.46.080
Warehouse	P or C	Developments that abut a Residential Zone Boundary or a legally-established dwelling are a conditional use.
Temporary Uses	P	As set forth in MKZ 18.58, Temporary Uses and Structures
Institutional Uses		
Wireless Telecommunication Facility	P	Must be a Stealth Facility, subject to the standards as set forth in MKZ 18.75, Wireless Telecommunication Facilities.
Public Use	P	
Religious Assembly	P	

Schools, Public and Private	P	
Quasi-Public Use	C	
Residential Uses		
Home Business	P	Permitted in legally-established dwellings in the M Zone. Subject to MKZ 18.76, Special Business Land Use Regulations
Residential Facility for Elderly Persons or Persons With a Disability	P	Limitations as set forth in MKZ 18.74, Residential Facilities for Persons With a Disability.
Caretaker Dwelling	P	Property owner shall record an affidavit stating the caretaker dwelling will not be leased, rented, or sold separately. Caretaker dwelling shall consist of a minimum habitable floor area of 600 square feet and not to exceed a maximum habitable floor area of 1,200 square feet. Shall be subject to the off- street parking requirements of MKZ 18.63, Parking and Mobility Standards. Parking spaces for caretaker dwelling cannot be included in any parking reduction request including shared parking. -Home businesses with a customer base visiting the caretaker dwelling shall be prohibited.

B. Table 18.46-1 Notes:

1. Distances are measured from property line or nearest point of the right-of-way at an intersection to the subject property line at the nearest point.

18.46.050 Accessory Uses and Structures

Accessory uses and structures shall be subordinate to the main use and structure or building. Accessory use may include outside repair, fabrication, and cleaning of equipment, vehicles, and/or stored products. Accessory structures serving legally-

established dwellings shall follow the general requirements for accessory structures as set forth in MKZ 18.59.030.

18.46.060 Spatial Requirements

A. The requirements for lot or parcel size, building setbacks, lot coverage and other spatial requirements are as set forth in Table 18.46-3 Spatial Requirements for the Manufacturing (M) Zone.

Table 18.46-3 Spatial Requirements for the Manufacturing (M) Zone	
Spatial Requirement	*M Zone*
Minimum Lot or Parcel Area	20,000 square feet
Minimum Lot or Parcel Width	100 feet
Maximum Building Height	45 feet
Maximum Lot or Parcel Coverage	80 percent
Minimum Building Height	1 story
Minimum Front Yard Setback	20 feet
Minimum Rear and/or Side Yard Setback	If located abutting a Residential Zone Boundary, 20 feet, otherwise 10 feet.
Minimum Interior Side Yard Setback	10 feet (1)
Minimum Corner Side Yard Setback	20 feet (1)
Accessory Structures: Rear And Interior Side Yard Setback	2 feet (2)

Accessory Structures: Rear And Interior Side Yard Setback When Abutting Residential Use	10 feet (2)

B. Table 18.46-3 Notes:

1. For buildings that abut a legally-established dwelling or a Residential Zone Boundary, the side and rear yards abutting the residential use or Residential Zone Boundary shall be increased by one foot for every two feet that the structure exceeds 25 feet in height.

2. Accessory structures serving legally-established dwellings shall follow the general requirements for accessory structures as set forth in MKZ 18.59.030.

18.47.060 Design Standards

Table 18.47-8 Neighborhood Streetscape Requirements	
Streetscape Element	***Requirement***
Vehicular Zone	
ROW Width	61 feet to 80 feet
Travel Lanes	2
Center Turn Lane	None
Lane Width	12 feet
Center Median	Not permitted
Parking Lanes	8.5 feet on-street parallel, 18 feet for angled head in, or head out on each side, depending on ROW
Bicycle Lane	Shared with travel lanes
Pedestrian Zone	
Walkways	5-foot minimum attached sidewalk on each side
Street Buffer	6-foot minimum landscape area with trees
Furnishings	Bike racks, seating, lighting, planters
Outdoor Dining	Outdoor dining & seating areas may include pergolas and/or shade structures that are no taller than 12' and are permanently installed with footing/foundations.

18.60.040 Nonconforming Use

A. Continuation. A nonconforming use ~~or noncomplying structure~~ legally existing when such use became prohibited, may be continued. A vacant structure may be occupied by a use for which the structure was originally designed and intended if occupied within period of one year after the use becomes nonconforming.

B. Expansion within a Complying Structure. A nonconforming use existing within a portion of a conforming structure may be expanded to include the entire floor area of such building provided the expansion:

   1. Does not include any structural alteration; and

   2. Otherwise conforms to the requirements of this title, and

   3. Additional parking space is supplied to meet the requirements of this title for such expansion.

C. A nonconforming use of a lot or parcel where the principal use is not enclosed within a building, such as a salvage yard or a motor vehicle sales lot, shall not be expanded or modified except in conformity with the requirements of this title or as may be required by law.

D. Change of Use. Whenever any Nonconforming Use is changed to a conforming use, the Nonconforming Use shall be deemed terminated. Nonconforming uses shall not be changed to another Nonconforming Use.

E. Deterioration or Destruction of a Structure with a Nonconforming Use: Restoration of a deteriorated, damaged or destroyed structure and continuance of a nonconforming use shall be subject to the following:

   1. A nonconforming use status will cease to be legal, if the structure that contains a nonconforming use is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six (6) months after written notice to the property owner stating the following:

      a. The structure is uninhabitable, and

      b. If the structure is not repaired or restored within six (6) months, the nonconforming use status will cease to be legal.

2. If a structure that contains a nonconforming use is voluntarily demolished, or is required by law to be demolished, the nonconforming use shall not be resumed.

3. If a structure that contains a nonconforming use is damaged by fire, wind, earthquake, or other calamity or act of God or the public enemy and the structure or use has not been abandoned, the nonconforming use may be resumed and the structure may be restored to the condition prior to the destruction, so long as a building permit is obtained within six months and a certificate of occupancy is issued or a final inspection completed within two years of receipt of a building permit.

18.60.050 Noncomplying Structures

A. Continuation. A noncomplying structure may be continued so long as no additions or enlargements are made thereto, except as permitted by this chapter or as may be required by law. If a noncomplying structure is removed from the lot or parcel where it was located, each future structure on such lot or parcel shall conform to the provisions of this title.

B. Expansion and Enlargement.

1. Compliant Expansions and Enlargements. A noncomplying structure may be expanded or enlarged if the expansion or enlargement complies with the standards of the zone district and the applicable requirements of this title. The cumulative expansion since the structure became nonconforming does not exceed 50% of the structure's height, footprint, lot or parcel coverage, and/or area when it became nonconforming.

2. Noncompliant Expansions and Enlargements. A noncomplying structure may be expanded or enlarged only if the structure has received a determination status as set forth in MKZ 18.60.090 and a ~~upon a~~ permit authorized by the land use hearing officer, provided that the land use hearing officer shall find the following:

    a. The expansion or enlargement of the structure is compatible with existing development within a reasonable distance in terms of height, mass, applicable building envelope requirements, and lot or parcel coverage; and

    b. The expansion or enlargement of the structure is not detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.

~~c. The cumulative expansion since the structure became nonconforming does not exceed 50% of the structure's height, footprint, lot or parcel coverage, and/or area when it became nonconforming.~~

c. The Noncomplying Structure, depending on the nature of the nonconformity, meets the following criteria:

(1) Noncomplying as to Building Height Envelope: A structure that does not meet the requirements of the building height or building envelope may be expanded provided that the height of the expansion does not exceed the existing height of the structure and complies with all other underlying zone spatial requirements or does not further reduce any existing noncomplying spatial requirement. Such expansion shall be permitted one time only.

(2) Noncomplying as to Setbacks:

(A) A structure that does not meet the setback requirements of the underlying zone district may be expanded provided the existing setback is not further reduced and the expansion complies with all other spatial requirements of the underlying zone.

(B) The expansion may extend the noncomplying exterior wall of the structure up to 50% of the length of the existing wall. Such expansion shall be permitted one time only.

(3) Noncomplying as to Lot or Parcel Coverage: A structure on a lot or parcel that exceeds the lot or parcel coverage limit requirements of the underlying zone district may be expanded provided the expansion does not increase the existing lot or parcel coverage by more than 20% and in no case can the total lot or parcel coverage exceed 50%. Such expansion shall be permitted one time only.

B. Maintenance and Repair. A noncomplying structure may be maintained or repaired provided no structural alterations are made and the degree of nonconformity is not

increased. ~~Repairs may be made to a noncomplying structure provided the degree of nonconformity is not increased.~~

C. Relocation. A noncomplying structure may not be relocated within Millcreek unless the structure is placed in a location that conforms with the applicable requirements of this title.

D. Enlargement Where Parking Insufficient. A complying structure housing a use with insufficient parking, as required by this title, may be enlarged provided additional parking is supplied to meet the requirements of this title for the noncomplying portion of the structure and the enlargement.

E. Restoration. A noncomplying structure damaged by fire, wind, earthquake, or other calamity or act of God or the public enemy may be restored as it existed previously, except for structural changes required by the building code or fire code, and its use may be continued so long as a building permit is obtained within six months and a certificate of occupancy is issued or a final inspection completed within two years of receipt of a building permit.

F. Deterioration. A noncomplying structure status will be lost and require either complete demolition or compliance with the standards of the underlying zone district, if the noncomplying structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six (6) months after written notice is provided to the property owner stating the following:

1. The structure is uninhabitable, and
2. The noncomplying structure will be lost if the structure is not repaired or restored within six months, or
3. The property owner has voluntarily demolished a majority of the noncomplying structure.

~~A noncomplying structure may not be reconstructed or restored if:~~

~~1. The structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six months after written notice to the property owner that:~~

c. ~~The structure is uninhabitable, and~~

d. ~~The noncomplying structure will be lost if the structure is not repaired or restored within six months, or~~

~~2. The property owner has voluntarily demolished a majority of the noncomplying structure.~~

G. If the property owner or authorized representative voluntarily demolishes a noncomplying structure or is required by law to demolish the noncomplying structure, the structure shall not be reconstructed or restored unless it is reconstructed or restored to comply with all applicable requirements of this title. Demolition of a noncomplying structure includes any act or process that destroys or removes 50 percent or more of the nonconformity.

18.63.020 Vehicle Parking Requirements

B. Design Specifications for Residential Uses with Four or Fewer Units.

8. Commercial vehicles. Commercial vehicles shall not be parked or stored on residential property, except in the following circumstances:
    a. Commercial vehicles may be parked on a property in conjunction with lawfully permitted construction, maintenance, or site development activities so long as said activities are diligently pursued.
    b. One commercial vehicle may be parked behind the front line of the dwelling and screened from view from public streets or neighboring properties, as well as an opaque fence or opaque gate that is at least six feet (6') tall.
    c. One commercial vehicle may be parked in the front yard or side yard of a dwelling, in any R-1 or R-2 zone upon approval of a ~~minor~~ site plan amendment application, filed by the applicant pursuant to MKZ 18.15.030 (D), ~~issuance of a permit by the City,~~ provided that all of the following criteria are met:
        (1) No other commercial vehicle is parked or stored on the property.
        (2) The operator of the vehicle is required to be on call twenty-four (24) hours a day to use the vehicle in response to an emergency;
        (3) The commercial vehicle is parked on a paved surface in compliance with this Chapter;
        (4) The commercial vehicle is parked entirely on private property, not parked on or over the street or sidewalk; and

(5) The commercial vehicle does not exceed Class 5 (two-axle, six-tire single-unit trucks) in the Federal Highway Administration vehicle classification.

C. Minimum Parking Requirements

Table 18.63-2 Minimum Vehicle Parking Requirements		
Use	***Minimum Requirement***	***Notes***
RESIDENTIAL USES		
Residential Facility for the Elderly or for Persons With a Disability	A minimum of 4 parking spaces plus 1 parking space for every 5 residents.	If the number of residents who own or operate a motor vehicle exceeds the number of parking spaces required for Residential Facilities for Persons With a Disability, additional parking shall be provided to ensure that every resident who owns or operates a motor vehicle has a lawfully located off-street parking space.
Mobile Home Park	2 spaces per unit	
Single-Household Dwelling, Two-Household Dwelling, Three-Household Dwelling	2 spaces per unit	One space must be covered parking, except for single-household dwellings and two-household dwellings developed

and Four-Household Dwelling		as affordable housing. Existing dwellings that lack one covered space as of March 12, 2018 are exempt from a covered parking requirement.
Accessory Dwelling Units	1 stall per unit	
Multiple-Household Dwelling in the CCOZ or MD zones, including senior (55+) housing (5 or more units) (2)(3)	1.0 spaces per studio unit 1.0 space per one bedroom unit 1.5 spaces per two-bedroom unit 2 spaces per unit for units with three or more bedrooms 0.25 spaces per unit for visitor parking	
Multi-Household Dwelling in all other zones, including senior (55+) housing (5 or more units) (2)(3)	1.0 spaces per studio unit 1.25 space per one bedroom unit 1.5 spaces per two-bedroom unit 2 spaces per unit for units with three or more bedrooms 0.25 spaces per unit for visitor parking	
Affordable Housing (1)(2)(3)	0.50 spaces per studio unit 0.75	The application must demonstrate that

	space per one bedroom unit 1 space per unit with two or more bedrooms 0.25 spaces per unit for visitor parking	units are allocated as permanent affordable housing, either through deed restriction, covenant, or other means of legal documentation deemed acceptable by the City Attorney.
~~Senior (55+) Housing~~	~~0.5 spaces per unit~~	

18.63.040 Bicycle Parking Requirements

~~A. Bicycle Parking Design Standards~~

A. ~~1.~~ Bicycle parking spaces shall be:

1. ~~a.~~ Located on the same lot as the principal use;

2. ~~b.~~ Located and designed to prevent damage to bicycles by cars;

3. ~~c.~~ Located so as not to interfere with pedestrian movements;

4. ~~d.~~ Located in a highly visible, well-lighted area that is located near the entrance(s) to the building;

5. ~~e.~~ Located to provide safe access from the spaces to the public right-of-way or bicycle lane;

6. ~~f.~~ Designed with racks to accommodate a range of bicycle shapes and sizes, and to allow the frame and wheel(s) of each bicycle to be supported and secured against theft without interfering with adjacent bicycles;

7. ~~g.~~ Racks shall be anchored to resist removal by vandalism and resistant to rust or corrosion.

8. ~~h.~~ Bicycle parking spaces that meet the above requirements may be located within the building.

9. ~~i.~~ The proposed bicycle parking spaces shall be clearly shown on the site plan indicating location and type.

10. ~~j.~~ Multiple-Household residential uses with more than eight (8) units shall provide an on-site enclosed and secured bicycle storage room with racks for the use of the residents.

B. ~~2.~~ Bicycle Parking Requirements. Bicycle parking facilities shall be provided for any new commercial, office, manufacturing, industrial, Multiple-Household residential, recreational, public and/or quasi-public use for which automobile parking is required; or for modification or change of any use listed above that results in the need for additional automobile parking facilities and is required for all principal uses as outlined in Table 18.63-5 Bicycle Parking Requirements.

Table 18.63-5: Bicycle Parking Requirements	
Use	***Minimum Requirement***
Residential, Multi-Household with 3-8 units	2 spaces per 4 dwelling units
Residential, Multi-Household with ~~3-8 units~~ more than 8 units	2 spaces per 4 dwelling units, 50% of which must be in an enclosed and secured bicycle storage room or in private garages
Office	2 publicly available spaces per establishment or 1 space per 15,000 square feet, whichever is greater
Restaurant	4 publicly available spaces per establishment
Retail	2 publicly available spaces per establishment
School	1 space per classroom

18.64.040 Tree Preservation Standards

A. Purpose. To maintain the environmental integrity of trees for shade, evapotranspiration, and habitat along with preserving the aesthetic of mature, and healthy vegetation for Millcreek's streetscapes.

B. Applicability. All healthy trees having a ~~caliper~~ caliper DBH of ~~four~~ six~~four~~ inches (~~4~~6~~4~~") in size or larger shall be preserved to the maximum extent feasible. Species identified as noxious or invasive as declared by the Millcreek Plant Species List or the Utah Department of Agriculture and Food are exempt from this requirement.

C. Design Standards

1. Preserved trees shall be credited toward the satisfaction of the tree planting requirements of this chapter at a rate of 1:1 based on caliper size, except for the replacement of large caliper trees as set forth in Table 18.64-4, Tree Replacement Table. For example, a six-inch (6") caliper tree preserved shall count toward three (3) two-inch (2") caliper trees.

2. Where existing trees are to be protected during site development or construction activity, the following standards shall apply:

    a. A fenced tree protection zone shall be established around the dripline of each tree or cluster of trees to be retained with high-visibility materials at a minimum height of four feet (4').

    b. The storage or movement of equipment, material, debris, or fill is prohibited within the tree protection zone to minimize soil compaction.

    c. The cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree is prohibited within the tree protection zone.

3. No cut or fill is permitted within the tree protection zone unless Landscape Architect licensed to practice in the State of Utah or an ISA Certified Arborist has evaluated and approved the disturbance.

4. All protected existing trees shall be pruned as specified by an ISA Certified Arborist.

5. No damaging attachment, wires, signs, or permits may be fastened to any protected tree.

6. Trees being preserved that are located further than 50 feet from the primary area being disturbed by construction may be ribboned off in lieu of erecting protective fencing. This may be accomplished by placing metal t-post stakes a maximum of 50 feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
7. Trees that are killed or damaged beyond healthy restoration during construction shall be replaced at the rate outlined in table 18.64-4.
8. The removal of trees is allowed under the following circumstances ~~by way of a tree removal permit as set forth in MKZ 18.64, Landscape Standards. :by way of a tree removal permit as set forth in MKZ 18.64, Landscape Standards.~~
    a. Where trees have naturally fallen or are determined by an ISA Certified Arborist to be dead or dying.
    b. Where trees have been diagnosed by an ISA Certified Arborist as unhealthy beyond reasonable rehabilitation.
    c. Where trees are determined to be potentially harmful to the public health, safety, or welfare.
    d. Where it has been determined by the City that tree removal is necessary to restore clear visibility at driveways and intersections.
9. Plants considered noxious or invasive species as identified in the Millcreek Plant Species List or the Utah Department of Agriculture and Food are not required to meet these requirements.

Table 18.64-4 Tree Replacement Table	
Tree Replacement Table	
Tree to be removed	Replace with
6” to 12” DBH tree	Three trees as 1” to 2” caliper size
13” to 24” DBH tree	Six trees at 1” to 2” caliper size

25” to 36” DBH tree	Eight trees at 1” to 2” caliper size
37” or larger DBH tree	Twelve trees at 1” to 2” caliper size

10. Trees having a ~~caliper caliper~~ DBH of six~~four four~~ inches (6~~44~~”) in size or greater which are removed shall be replaced on the development site at the following rate, except that street trees are to be replaced at a rate of one new tree per tree removed.

11. The Planning Director may approve a reduced replacement mitigation plan. To receive a reduced mitigation plan, an applicant must submit a letter from a licensed Utah arborist or landscape architect outlining the specific site and why a reduced replacement rate is required. The following circumstances may warrant a reduced tree mitigation plan:

    a. Placing the required number of replacement trees on site is not conducive to a sustainable landscape plan for the property in question; or
    b. Unique soil types, topography, or unusual characteristics of the site will limit the likelihood of successful tree establishment and growth.

12. Off-Site replacement. An applicant may request a fee-in-lieu to the Planning Director to meet the tree mitigation standards.

    a. The applicant may pay a fee in lieu to the Millcreek tree fund that covers the cost to purchase and plant each tree requested,

    b. The applicant may request to the Planning Director an off site tree replacement transfer to another property. The ‘receiving’ property must submit a signed approval of the transfer and the trees must be planted in accordance with the standards found in MKZ 18.64 Landscape Standards. Trees must be planted prior to the issuance of occupancy for the ‘sending’ property.

13. Tree removal prior to land use development. Trees over 6” DBH removed within 12 months prior to the filing a land use application with the city shall count as trees removed and must be replaced in accordance with the standards found in MKZ 18.64.040(C)(9).
    a. The applicant shall provide documentation of the size, species, and health of the trees removed.

b. The city shall use satellite imagery and site inspections to verify the size, species, and health of the trees removed. The city may also use a license arborist to verify the size, species, and health of the removed trees.

~~1.~~c. Any fees associated with the verification shall be paid by the applicant.

~~Table 18.64-4 Tree Replacement Table~~	
~~*Tree Replacement Table*~~	
~~Tree to be removed~~	~~Replace with~~
~~4" to 12" caliper tree~~	~~Three trees as 1" to 2" caliper min. size~~
~~1~~32" to 24" caliper tree	~~Six trees at 1" to 2" caliper min. size~~
~~25~~4" or larger caliperto 36" tree	~~Eight trees at 1" to 2" caliper min. size~~
~~37" or larger caliper tree~~	~~Twelve trees at 1" to 2" caliper size~~

D. Tree Preservation Site Plan Submittal

1. Applicants seeking to remove trees as part of a land use application shall ~~seek a tree removal permit and shall seek a tree removal permit and shall~~ submit a tree preservation plan as part of their application, to include the following:

~~a. Purpose of the requested tree removal permitPurpose of the requested tree removal permit.~~

~~2.~~

b. Plan showing existing and proposed land uses, buildings, parking, utilities, and light poles;

c. Plan showing existing trees ~~over four (4) inch diameter at breast height over four (4) inch diameter at breast height~~ to be preserved; ~~and and~~

~~any other pertinent development elements.~~ ~~other pertinent development elements.~~any trees that will be removed, and health, species, and diameter at breast ~~-~~height of all trees on the property;

~~a.~~d. Plan showing location of all required replacement trees on property along with their species and mature size;

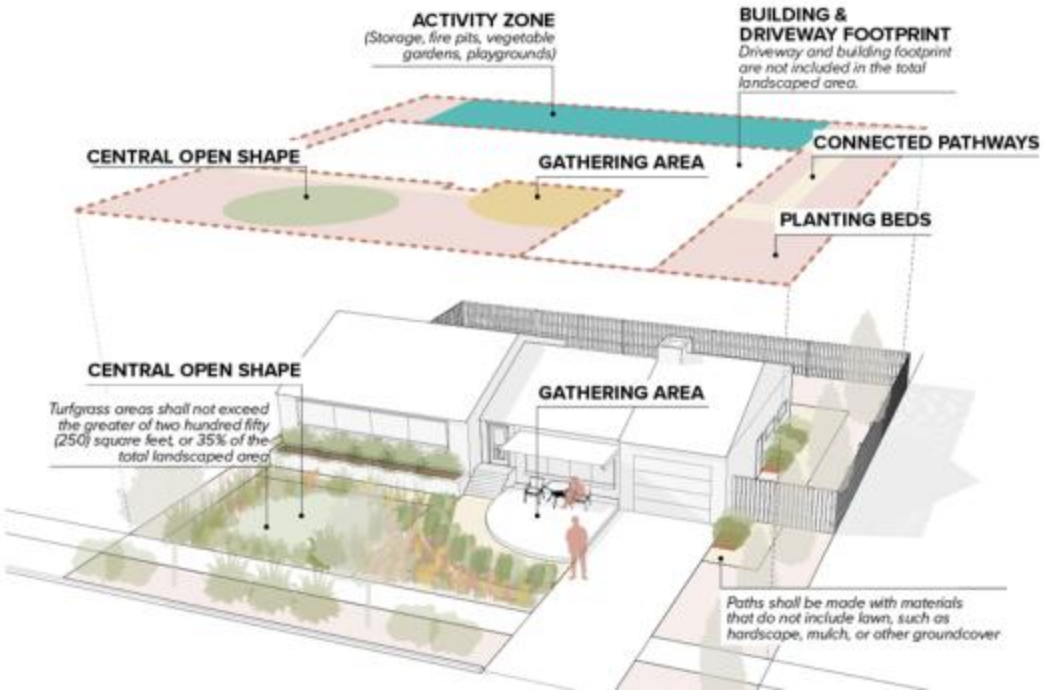
~~b.~~e. A boundary survey which shall include the location of all easements, building setback lines, nearby zoning district boundaries; and

~~c.~~f. A location map showing the location of the property within the City.

~~2. If a permit is denied, the reason for denial shall be furnished to the applicant in writing, either electronically or by mail. The applicant or any person adversely affected by a final decision on a tree removal permit shall have the right to appeal the decision to the land use hearing officer, as set forth in MKZ 18.04, Appeals. If a permit is denied, the reason for denial shall be furnished to the applicant in writing, either electronically or by mail. The applicant or any person adversely affected by a final decision on a tree removal permit shall have the right to appeal the decision to the land use hearing officer, as set forth in MKZ 18.04, Appeals.~~

18.64.080 Single-Household, Two-Household, Three-Household, & Four-Household Residential Landscaping Standards

Figure 18.64.6 LocalScape Design Standards



A. Purpose. To provide the opportunity for property owners to apply for Landscaping Rebate Programs as outlined by the Central Utah Water Conservancy District.

B. Applicability. The standards illustrated in Figure 18.64.6 and set forth in this section apply to all new single-household, two-household, three-household, and four-household residential development and any redevelopment of single-household, two-household, three-household, and four-household residential properties in addition to the General Landscaping Requirements outlined in this Chapter.

C. Maximum Impervious Surfaces for Single-Household, Two-Household, Three-Household, and Four-Household Dwellings.
   1. Except as provided below, no more than 50 percent of the area of a front or corner side yard may be covered with impervious surfaces such as driveways.
   2. For lots or parcels with less than 60 feet of frontage as measured at the right-of-way line, impervious surfaces used for driveways and permitted parking may exceed the 50 percent limitation if necessary to meet the minimum driveway standards set forth in MKC 14.20.110.

D. LocalScape Design Standards. LocalScapes consist of up to five (5) types of landscape elements:
   1. Central Open Shape. If size permits, the landscaped areas of the front and back yards may include a designed central open shape created by using turfgrass, hardscape, groundcover, gravel, or mulch. The central open shape minimizes angles and extensions that make watering less efficient.

a. Turfgrass areas shall not exceed the greater of two 250 square feet, or 35 percent of the property's total landscaped area.
b. A turfgrass central open shape may not be less than 10 feet in width.
c. Small residential lots in which the total landscaped area is less than 250 square feet are exempt from the 10 feet minimum width requirement for turfgrass.

2. Gathering Areas. Gathering areas shall be constructed of hardscape and placed outside the central open shape. The gathering area may function as the central open shape in a landscape without a turfgrass lawn.
3. Activity Zones. Activity zones shall be located outside the central open shape and shall be surfaced with materials other than turfgrass lawn. Vegetable gardens, playground areas, and sport courts are examples of potential activity zones.
4. Connecting Pathways. Paths and walkways shall be made of materials other than lawn, such as hardscape, mulch, or other durable materials.
5. Planting Beds. Planting beds shall be located outside of the central open shape and may not utilize turfgrass. They shall be surfaced by mulch, rock, gravel, or other similar material where not covered by plantings. A minimum of 75 percent of the planting bed shall be comprised of live plant material.

18.64.140 Landscape Plan Submittal Requirements

A. General Provisions

1. All applications for a Conditional Use Permit, a ~~SitePlan~~ Site Plan Approval, or a ~~Minor~~ Site Plan Amendment must be accompanied by a landscape plan package prepared in accordance with the requirements of this chapter.

18.65.110 Sign Allowance By Zoning Districts

Table 18.65-3 Signs in Nonresidential Zones: (C-1, C, M, MD, MD-3, IF and CCOZ)

Type	*Maximum Size*	*Maximum Height*	*Location Requirements*	*Maximum Quantity*	*Other*
District sign	288 square feet	• 26.5 feet for signs located on 3300	• Must be located on City Property	Two within the City Center	• Only allowed in CCOZ.

		South or Highland Drive. • 30 feet for a sign located on 1300 East.		Overlay Zone	
Pole sign	48 square feet plus 1 square foot for each 4 feet of street frontage over 30 feet, not to exceed 150 square feet	15' in C-1 zone, 20' in C, M, MD, MD-3, and IF Zones	• 15' from any property line • At least 100' from any other pole or monument sign.	One per street frontage.	• Illumination may be built into or attached to signs. • No upward illumination is permitted. • If a pole sign is located within 100 feet of an existing legally-established dwelling or a residential zone boundary, the pole sign will be subject to a sign illumination curfew as set forth in MKZ 18.65.120.

					• Prohibited in CCOZ.
Monument sign	32 square feet plus 1 square foot for every 4’ of frontage over 30’, not to exceed 64 square feet	6’ in C, M, MD, MD-3, and IF Zones 4’ in C-1 Zone and CCOZ	• On private property • Minimum of 5' from any property line. • At least 50’ from any other pole or monument sign.	One per every 150’ of street frontage or part thereof.	If a monument sign is located within 100 feet of an existing legally-established dwelling or a residential zone boundary, the pole sign will be subject to a sign illumination curfew as set forth in MKZ 18.65.120.
Flat/Wall sign	20% of a wall area, up to a maximum of 300 square feet in the C-1 zone, or up to a maximum 600 square feet in the C, M, MD-3,		• Must be attached to a building.		• Only permitted if an awning sign is not used. • Illumination permitted if the downlit or built into the letters.

	and IF zones.				• No upward illumination permitted.
Awning sign	• 25% coverage of a first story wall area • 50% of an awning may be covered with graphics	May not extend above the top of the wall it is attached to.	• Must be attached to a building. • 6' maximum projection from building. • 8' minimum clearance from the ground to the bottom of the awning.		• An awning sign may only be used if a flat or wall sign is not used. • Primary graphics must be on street side or primary face of structure. • No internal illumination permitted.
Projecting / Blade sign	• 12 sq. ft. • Maximum 42" width	May not extend above the top of the wall it is attached to.	• Must be attached to a building. • 6' maximum projection from building. • 8' minimum clearance from ground to bottom of sign	One per entrance along frontage	• Primary graphics must be on street side or primary face of structure. • No illumination permitted
District Blade Sign	120 square feet Maximum 60" width	May not extend above the top of the wall it is	• Must be attached to a building. • 6' maximum projection	One within the City Center Overlay Zone	Only allowed in CCOZ.

		attached to.	from building. • 12' minimum clearance from ground to bottom of sign		
Window sign	12 sq. ft. per use			One per business per street frontage	

18.66.090 Fence Height Measurement

A. Fence height shall be measured from the ~~finished~~ existing grade to the highest point of the fence. Grade shall not be modified as part of a permit to increase fence height. The height of a berm, retaining wall, or other means to modify grade that existed prior to the construction of a fence is considered as contributing to the height of a fence.

~~B. Berms, retaining walls, or other means to raise the elevation of the ground upon, or within four feet of a fence, shall be included in the measurement of fence height.~~

~~C.~~ B. When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured as follows:

1. Height is measured at the property line from the lower property grade.
2. The higher property grade may not exceed 12 feet of elevation gain at any point within four feet (4') of the property line.

18.66.100 Neighborhood Compatibility Modification (NCM) For Fence Height

The Neighborhood Compatibility Modification (NCM) allows for modified standards for the height of fences in A, R-1, R-2, R-4, RM, and FRE based upon the compatibility of the proposed residential development application with other lots and parcels in the proximate neighborhood. The Planning Director may approve an NCM request at time of site plan submittal provided the following conditions are met:

1. Evidence. Compliance with the corresponding neighborhood conditions must be established by a survey of the proximate neighborhood. The survey must be completed by a surveyor licensed to practice in the State of Utah.

2. Submittal. NCM requests shall be submitted on a separate land use application and shall include an additional review fee as set forth in the Millcreek Consolidated Fee Schedule.

3. Permissible Modifications. ~~NCM Standards.~~ The fence height shall be the average height of existing fences that are on all lots or parcels within the proximate neighborhood. Fence height modifications may be accommodated if the request does not exceed a fence height of twelve feet (12').

4. Like-for-Like Comparison Required. Fence height modifications approved through the NCM shall be based only on fences of the same type and location as the proposed fence. The average fence height used to establish an NCM shall be calculated using only fences within the proximate neighborhood that are located in the same yard as the proposed fence. Fences in different yards shall not be included in the analysis.

5. Non-Permissible Modifications. Modification of fence heights in clear vision areas as set forth in MKZ 18.67, Clear View Areas, do not qualify under the NCM.

18.67.030 General Requirements

A. A clear view area is a 10-foot triangular area formed by the edge of any driveway or automobile access and the street right-of-way line or within a 30-foot triangular area formed by intersecting street right-of-way lines. In instances where the right-of-way lines are not readily visible or established, the triangular area shall be formed by following the edge of pavement and a line connecting the lines at points 50 feet from the point of intersection. A lesser or greater clear view triangular area may be approved or required by the City Engineer based upon traffic speeds, flows, volumes, and other traffic related variables. Clear View Areas for Driveways and intersecting streets are depicted in Figure 18.67.1 and Figure 18.67.2. No view-obscuring object(s) shall be placed within the clear view area, including walls or opaque fencing that exceeds three feet (3') in height.

18.68.020 Applicability

All development in Millcreek shall comply with the standards in this chapter. All outdoor lighting installed after the effective date of this section shall comply with the requirements

herein. This includes but is not limited to new lighting in parking areas, new residential, commercial, and manufacturing developments, including any site plan approval or change of use permit, and any new lighting installed as part of a ~~minor~~ site plan amendment. Lighting upgrades to existing single-household or two-household dwellings are not required to follow the requirements of this chapter, unless as part of a site plan approval or site plan amendment.

18.68.050 Prohibited Lighting

The following are prohibited:

1. Uplighting of any type including but not limited to lighting used to illuminate buildings and other structures, except as otherwise stated in this Chapter,
2. Laser source lights, searchlights, or similar high-intensity lights,
3. ~~Strip LED lights~~ Any lighting that ~~do~~ does not meet the provisions of this Chapter.

18.71.010 Purpose

Accessory Dwelling Units (ADUs) ~~in single-household residential zones~~ are an important tool in the overall housing goals and needs of the City and allow for alternative and flexible housing options in owner-occupied single-household dwellings, in zones where single household dwellings are permitted uses. The purposes of the ADU standards of this code are to:

A. Create new housing units while respecting the appearance, neighborhood character, and scale of single-household residential development.

B. Provide more housing choices in residential zones.

C. Allow more efficient use of existing housing and large yards.

D. Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households.

E. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.

F. Broaden the range of affordable housing options throughout the City.

18.71.030 Applicability

Properties are eligible for an accessory dwelling unit if:

A. The property is owner occupied,

B. The use of the property at the time of application and at any time thereafter is single-household residential, and

C. The property is located in a zone where single-household dwellings are permitted uses.~~in an R-1 or A zone.~~

18.71.050 Request For Compliance Determination

A property owner may request a review to determine the compliance of an existing accessory dwelling unit. This request shall be conducted following the procedure as set forth in MKZ 18.15.030 (E). The Planning Director shall issue a Compliance Determination in writing. If the Planning Director determines that an Accessory Dwelling Unit complies with the standards of this chapter, then a notice of compliance shall be recorded on the property at the Salt Lake County Recorder's Office. Notices that demonstrate compliance with the City's land use regulations and state statute shall include, at a minimum, the following:

1. A description of the primary dwelling;
2. A statement that the primary dwelling or property contains an ADU;
3. A statement that the primary dwelling or property is owner-occupied; and
4. A statement that the ADU may only be used in accordance with the City's land use regulations.

18.72.040 Height Projection Allowances

A. For multiple-household dwellings, mixed use buildings, and any building housing a non-residential use located in an RM, MD, MD-3, C-1, C, M, CCOZ, or VCSD Zone, the following height projections are allowed:

   1. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building,~~ and fire or parapet walls,~~ skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures, may be erected above the height limits prescribed in

this title, but no space above the height limit shall be allowed for the purpose of providing additional floor space. Maximum additional height for projections is as follows:

1. RM, MD, MD-3, C, M, CCOZ, VCSD Zones: 14 feet
2. C-1 Zone: 10 feet
3. IF Zone: Maximum height is as set forth in MKZ 18.45.070 (C).

2. Fire or parapet walls may be erected above the height limits prescribed in this title. Maximum additional height for fire or parapet walls is as follows:
    1. RM, MD, MD-3, C, C-1, M, CCOZ and VCSD Zones: 5 feet
    2. IF Zone: Maximum height is as set forth in MKZ 18.45.070 (C).
3. No structures identified above except towers, stairways and elevators, fire or parapet walls, and solar panels, may be located nearer than 10 feet to the edge of the building.

C. Height projection allowances for single-household dwellings, two-household dwellings, three-household dwellings, and four-household dwellings located in the RM, MD, MD-3, C, C-1, M, CCOZ, and VCSD Zone are as follows:

1. Parapets and railings shall not exceed 30 inches in height above the intersection of the roof surface and the wall.

2. Chimneys and vents may project beyond the maximum height of the building by 30 inches, if required by the building code.

3. Towers, spires, cupolas, elevator penthouses, mechanical appurtenances, or similar non-habitable architectural elements may not project beyond the maximum building height in the zone.

18.76.040 Home Business

B. Home businesses shall include the following business activities, and those substantially similar. If a use is not explicitly designated below, then the use is prohibited. An applicant seeking a Millcreek Business License may submit a Classification Request by following the procedure as set forth in MKZ 18.15.030 (J),

to determine whether a proposed land use aligns with an existing business activity listed below.

3. Dance studio, aerobic exercise, music lessons, tutoring and general educational instruction, provided the number of students is limited to ~~two (2)~~ six (6) at a time;

18.97.030 Alphabetized Definitions

Boundary Adjustment, Full means a boundary adjustment, including a consolidation of lots or parcels, that is not a simple boundary adjustment and that does not result in a lot or parcel that crosses a zone district boundary.

Boundary Adjustment, Simple means a boundary adjustment, including a consolidation of lots or parcels, that does not affect a public right-of-way, municipal utility easement, or other public property; an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations, including a lot or parcel that crosses a zone district boundary.

Chimney means a primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.

Commercial Vehicle means any motorized vehicle or trailer used for or intended for business use - including but not limited to the transportation of commercial equipment, merchandise, produce, freight, commodities, passengers, or animals - and which is characterized by any of the following:

1. Heavy equipment, such as earth movers, backhoes, cranes, forklifts, bulldozers, and the like, which are commonly used for construction, excavation, demolition, or lifting; vehicles used to haul equipment or materials, such as dump trucks, tanker trucks, semi-tractors, semi-trailers, cement trucks, or other similar vehicle.
2. Pickup trucks over one ton with a commercial modification, such as a flat bed, a dumping mechanism, mechanical lifts or arms for loading and unloading materials/equipment, aerial buckets or platforms, or other similar feature.
3. Vehicles with more than two axles.
4. Vehicles that exceed eight feet in height.

DBH means diameter at breast height, which is 4.5 feet from the ground surface.

Owner-occupied means a dwelling in which the individual who owns the dwelling, solely or jointly, lives as the individual's primary residence ~~for no less than five years~~.

Parapet means an exterior wall or molding that continuously extends above a roofline.

Personal Transportation Services means a transportation facility in which general transportation by car, van, bus, or limousine for a fee is provided. Such uses generally include dispatching offices and facilities for vehicle storage and maintenance.

Planned Unit Development means a subdivision plat that was approved by Salt Lake County or Millcreek pursuant to the standards for planned unit developments in effect at the time of approval.

Primary Residence means the single property where the owner of record's habitation is fixed, and for which the owner of record resides at the property for a minimum of one hundred eighty-three (183) consecutive calendar days during the calendar year.

Setback means an area where the construction of structures or critical facilities is not permitted~~.~~, except as otherwise provided in this title.

Sign, District Blade means a projecting/blade sign located in the City Center that is intended to serve primarily as a placemaking element.

Structural Alteration means any change to either the supporting members of a building, such as bearing walls, foundations, footings, columns, beams, and girders, or configurations of the roof or exterior walls.

MILLCREEK, UTAH
ORDINANCE NO. 26-47

AN ORDINANCE REZONING A 0.50 ACRE PROPERTY LOCATED AT 3757 SOUTH 2300 EAST FROM THE RESIDENTIAL (R-1-10) ZONE TO THE RESIDENTIAL (R-1-8) ZONE

WHEREAS, the Millcreek Council ("Council") met in a regular meeting on July 13, 2026, to consider, among other things, an ordinance rezoning a 0.50-acre property located at 3757 South 2300 East from the Residential (R-1-10) Zone to the Residential (R-1-8) Zone; and

WHEREAS, Utah Code Ann. § 10-20-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-20-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-20-502 provides planning commission shall provide notice as required by Subsection 10-20-205(1)(a) and, if applicable, Subsection 10-20-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on June 3, 2026, the required public hearing notice was published; and

WHEREAS, on June 10, 2026, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on June 17, 2026, the planning commission held the required public hearing with respect to this rezone and recommended approval of the proposed rezone to the City Council, and

WHEREAS, the Millcreek Code of Ordinances provides, among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on July 8, 2026, the Council caused the required notice to be given; and

WHEREAS, on July 13, 2026, the Council discussed and considered the rezone application, and zone condition during a public meeting; and

WHEREAS, Section 18.33.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the Council that; the property located at approximately 3757 South 2300 East, is hereby changed from the Residential R-1-10 Zone to the Residential R-1-8 Zone as described in File # ZM-26-012, such property being more particularly described as follows:

Parcel No: 16-34-253-001

Address: 3757 South 2300 East

Legal Description:

COM 33 FT E FR CEN OF SEC 34, T 1S, R 1E, S L M; E 146.1 FT;N 148.25 FT; W 146.1 FT; S 148.25 FT TO BEG.

This Ordinance assigned no. 26-47 shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 13th day of July 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 26-47: AN ORDINANCE REZONING A 0.50 ACRE PROPERTY, LOCATED AT 3757 SOUTH 2300 EAST, FROM THE RESIDENTIAL (R-1-10) ZONE TO THE RESIDENTIAL R-1-8 ZONE was adopted the 13th day of July 2026 and that a copy of the foregoing Ordinance 26-47 was posted in accordance with Utah Code 10-3-711 this ____ day of July, 2026.

_____
Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 26-48

AN ORDINANCE REZONING A 1.23 ACRE PROPERTY LOCATED AT 3507 SOUTH 1300 EAST FROM THE SINGLE-HOUSEHOLD RESIDENTIAL (R-1-8) ZONE TO THE TWO-HOUSEHOLD RESIDENTIAL (R-2-6.5) ZONE

WHEREAS, the Millcreek Council ("Council") met in a regular meeting on July 13, 2026, to consider, among other things, an ordinance rezoning a 1.23-acre property located at 3705 South 1300 East from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone; and

WHEREAS, Utah Code Ann. § 10-20-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-20-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-20-502 provides planning commission shall provide notice as required by Subsection 10-20-205(1)(a) and, if applicable, Subsection 10-20-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on June 3, 2026, the required public hearing notice was published; and

WHEREAS, on June 10, 2026, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on June 17, 2026, the planning commission held the required public hearing with respect to this rezone and recommended approval of the proposed rezone to the City Council, and

WHEREAS, the Millcreek Code of Ordinances provides, among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on July 8, 2026, the Council caused the required notice to be given; and

WHEREAS, on July 13, 2026, the Council discussed and considered the rezone application and zone condition during a public meeting; and

WHEREAS, Section 18.33.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the Council that the property located at 3705 South 1300 East be rezoned from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone, as described in File # ZM-26-013, such property being more particularly described as follows:

Parcel No: 16-33-102-003

Legal Description:

Cottages at Millcreek Ph.2
A parcel of land situate in the North Quarter of Section 32 and the Northwest Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northwesterly boundary of Lot 8 of Brookshire Acres, recorded in Book K at Page 80 in the Office of the Salt Lake County Recorder, said point being North 0°18'43" East 1,021.14 feet along the monument line and East 290.16 feet from a street monument at the intersection of Murphys Lane and 1300 East Street; and running

thence North 118.24 feet
thence East 28.27 feet;
thence North 22°18'00" East 77.37 feet to the south line of Luckland Subdivision, recorded in Book N at Page 66 in the Office of
the Salt Lake County Recorder;
thence North 89°48'00" East 107.09 feet along the south line of Luckland Subdivision to the west line of Melvina Street;
thence North 1.00 feet along the west line of said Melvina Street;
thence North 89°48'00" East 50.00 feet to the east line of Melvina Street;
thence South 1.00 feet along the east line of said Melvina Street to the south line of Luckland Subdivision;
thence North 89°48'00" East 113.88 feet along the south line to the west line of said Luckland Subdivision;
thence South 0°18'43" West 166.45 feet along the west line of said Luckland Subdivision to the north line of Lot 12, of said
Brookshire Acres;
thence North 89°10'00" West 316.62 feet along the north line of Lots 12 through Lot 8 to the northwest corner of said Lot 8 of
Brookshire Acres;
thence South 21°00'00" West 30.99 feet along the northwesterly boundary line of said Lot 8 to

the point of beginning.

Contains 50,793 Square Feet or 1.166 Acres, and 4 Lots

This Ordinance assigned no. 26-48 shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 13th day of July 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 26-48: AN ORDINANCE REZONING A 1.23 ACRE PROPERTY LOCATED AT 3507 SOUTH 1300 EAST FROM THE SINGLE-HOUSEHOLD RESIDENTIAL (R-1-8) ZONE TO THE TWO-HOUSEHOLD RESIDENTIAL (R-2-6.5) ZONE was adopted the 13th day of July 2026 and that a copy of the foregoing Ordinance 26-48 was posted in accordance with Utah Code 10-3-711 this ____ day of July, 2026.

_____
Elyse Sullivan, City Recorder

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

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

ZM-26-013

CITY COUNCIL STAFF REPORT

Date: July 13, 2026

Re: Rezone

Property Address: 3705 South 1300 East
Zone: From: R-1-8 To: R-2-6.5

Applicant: Ryan Reynolds w/Brad Reynolds Construction, LLC
Prepared By: Brad Sanderson, AICP

Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Millcreek Planning Commission. While your recommendation can be broad in scope it should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

Ryan Reynolds, on behalf of Brad Reynolds Construction, has filed a land use application seeking approval form Millcreek to rezone the eastern 1.23 acres of property (approx.), generally located at 3507 South 1300 East, from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone.

The portion of property being considered within this rezone application, is located directly south of Melvina Street, which is currently a dead-end public stub-street. If the zone change is approved, according to the applicant's concept plan, a subsequent proposal would be made to further subdivide and develop the subject property as four duplex buildings, each containing two units, totaling eight (8) residential dwelling units.

FINDINGS:

1. The entire parcel is approximately 2.47-acre parcel and has two different zone classifications; the west portion abutting 1300 West is classified as R-2-6.5, while the east portion is classified as R-1-8. This application pertaining to the proposed zone change only affects the east 1.23 acres of the property.
2. The property contains a single-family residence as well as several detached accessory structures, all of which are planned to be removed upon further development of the property.

3. The applicant has provided a concepts showing how the east portion of property might be developed as four duplex building oriented toward and access by a cul-de-sac that would be installed and dedicated as a public right of way.
4. Under the current R-1-8 Zone, the east 1.23 acres has potential to be subdivided into six (6) - 8,000 sqft SF lots. However, due to minimum frontage, width and access requirements, as set forth within Millcreek Code, the property would be limited to approximately four to five single family lots.
5. If rezoned and, if developed according to the applicant's concept plan, the difference in density would be between three and four dwelling units.
6. The building setbacks of both the R-1-8 and R-2-6.5 zones are identical. Furthermore, both zones allow a maximum building height of 30 feet tall; however, the R-1-8 Zzone requires a 45-degree building height envelope verses a 60-degrees building height envelope as prescribed by the R-2-6.5 Zone. (refer to 18.36.050 Building Height And Building Envelopes & 18.37.050 Building Height And Envelopes)
7. Regardless of zoning, any further development or subdivision of property will be required to be submitted and processed as a separate application.
8. According to the City Future Land Use Map as contained within Millcreek's Geneal Plan, the entire property including the surrounding area, is designated as 'Neighborhood 1', which anticipates single-family detached homes, ranging between 1-6 units per acre (see Millcreek General Plan).
9. A neighborhood meeting was held earlier this year followed by an Open House held June 2, 2026 to discuss the most concepts with surrounding property owners and other interested parties.
10. The Planning Commission held a public hearing on June 17,2026 to take comments and discuss the proposal.

CONCLUSIONS:

1. The primary difference between the two zones is three to four dwelling units.
2. Based on the number of units, the applicant's concept plan and other surrounding circumstances, a traffic study is not warranted.
3. The proposed zone is not necessarily in harmony with the 'Neighborhood 1' Land Use designation, according to the Millcreek General Plan.
4. The spatial requirements including building height and setbacks are near identical between the two zones.

RECOMMENDATIONS:

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

Staff Recommendation: That the City Council take public comments during the public hearing and approval of application file number ZM-26-013, to rezone property generally located at 3507 South 1300 East, from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone, 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.

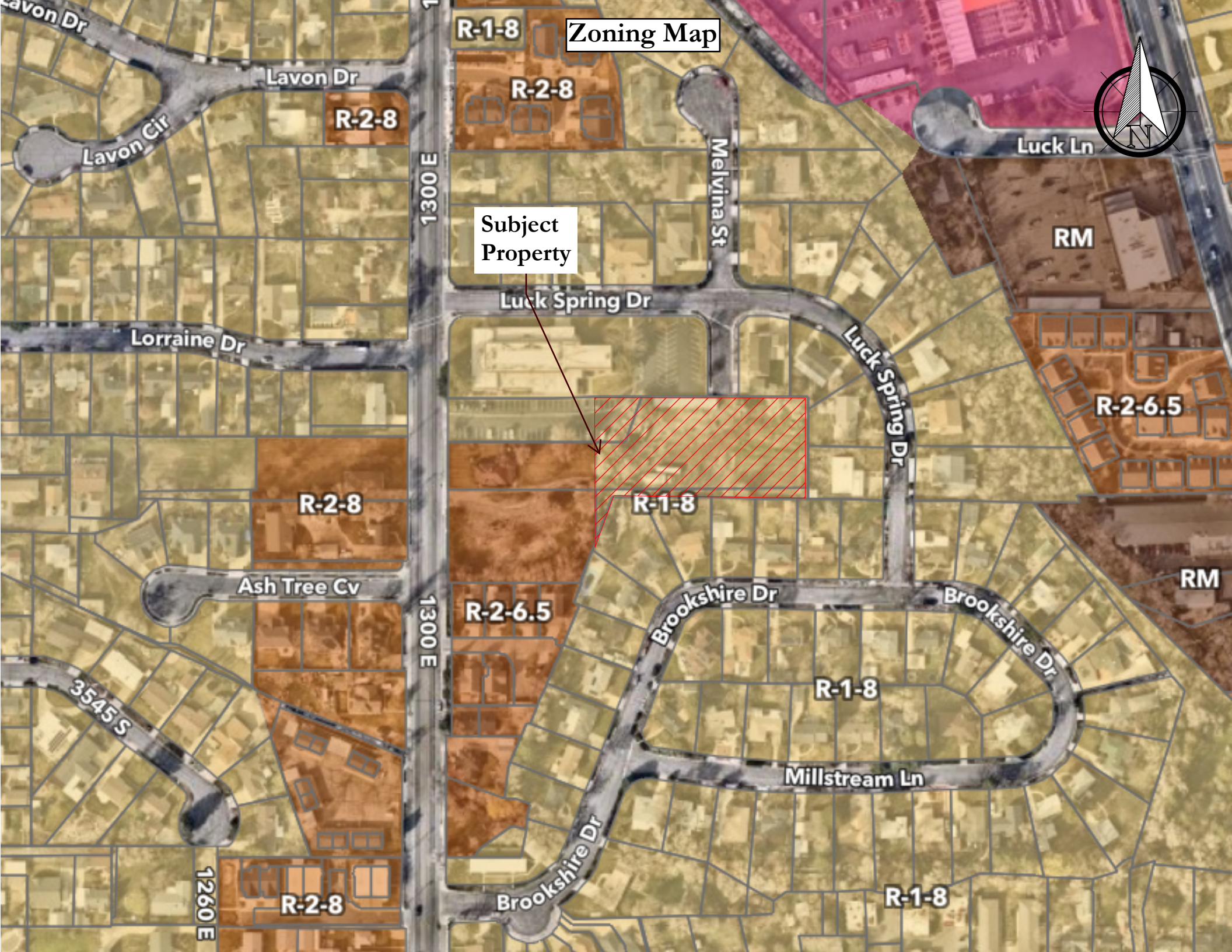
The Millcreek Planning Commission held a public hearing on June 17, 2026, and upon receiving public comments and considering the proposal, the Planning Commission moved to recommend approval of file number ZM-26-012 to the City Council to rezone a 1.23 acres of property located at 3705 South 1300 East

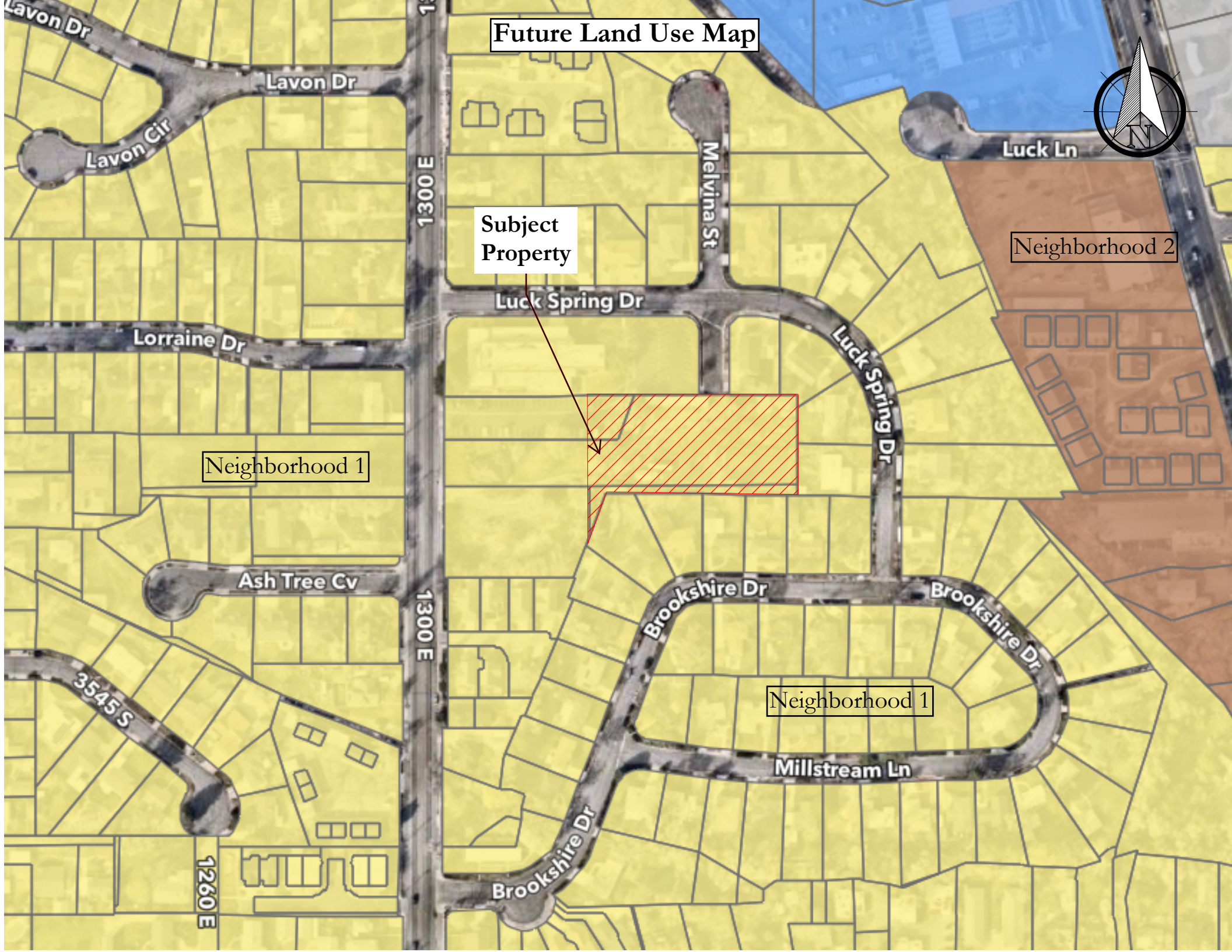
from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone. -**The motion passed (7-1)**.

Chair LaMar voted no because he felt a development agreement would be prudent. While the Planning Commission considered a potential development agreement as part of their recommendation the majority ultimately felt there was not a strong compelling reason(s) for an agreement.

SUPPORTING DOCUMENTS

- **Zoning Map**
- **Land Use Map**
- **Proposed Concept Plan**
- **Written Comments Received**


Zoning Map
Subject Property
Lavon Dr
Lavon Cir
Lorraine Dr
Ash Tree Cv
3545 S
1260 E
1300 E
Melvina St
Luck Ln
Luck Spring Dr
Brookshire Dr
Millstream Ln
R-1-8
R-2-8
R-2-6.5
RM
N


Future Land Use Map
Lavon Dr
Lavon Dr
Lavon Cir
1300 E
Melvina St
Luck Ln
Subject Property
Neighborhood 2
Luck Spring Dr
Lorraine Dr
Luck Spring Dr
Neighborhood 1
Ash Tree Cv
1300 E
Brookshire Dr
Brookshire Dr
3545 S
Neighborhood 1
Millstream Ln
1260 E
Brookshire Dr
N

SITE SUMMARY	
REZONE AREA	1.16 Ac

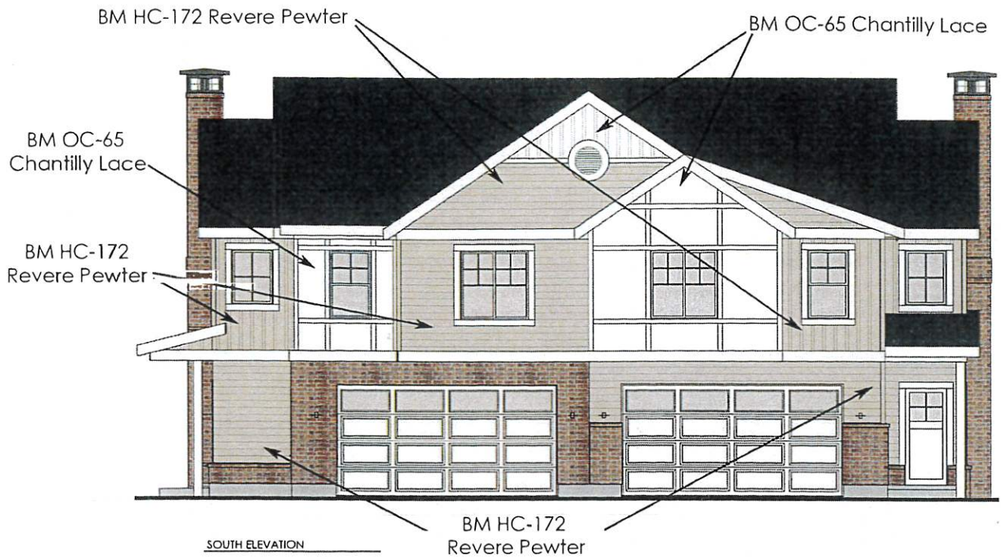
Think Architecture

June 9, 2026

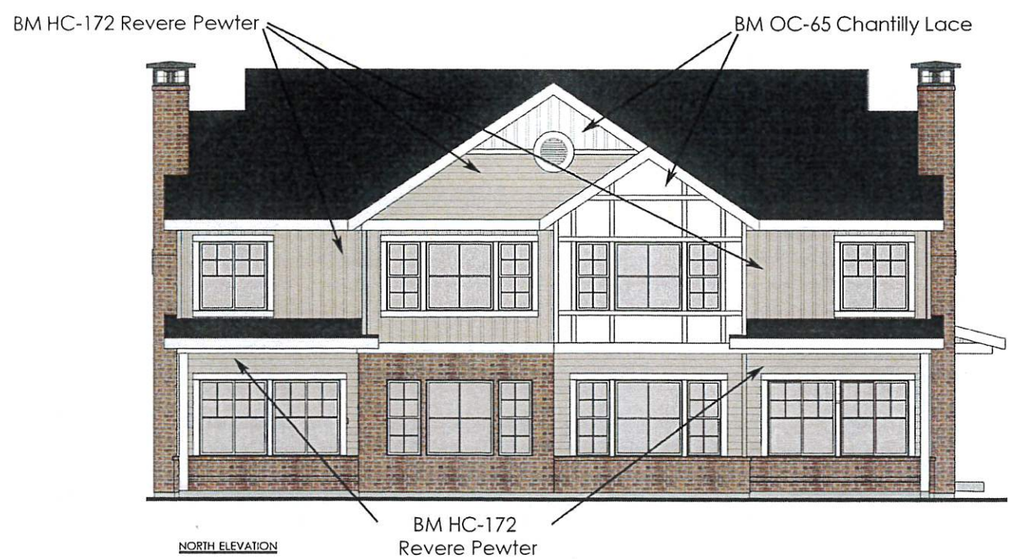
0 10 20 40 60

Concept Plan

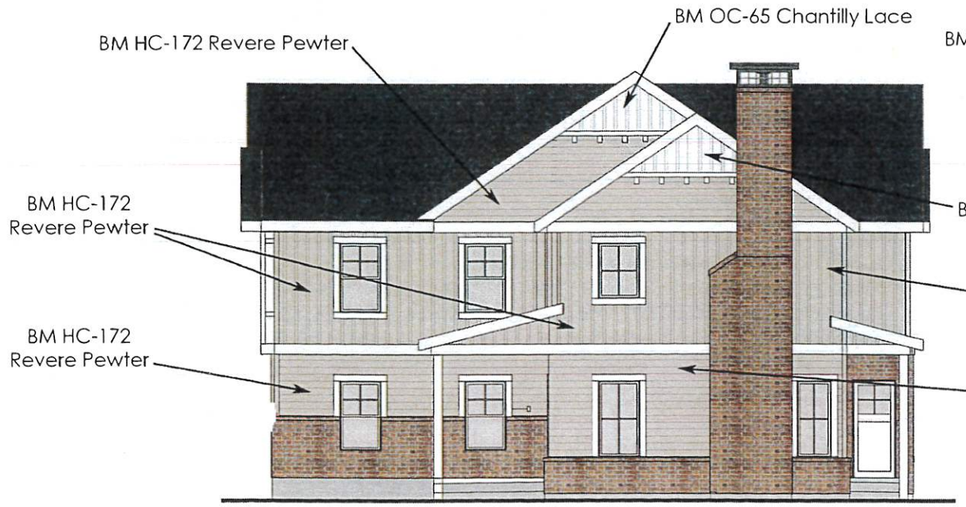
BRC TOWNHOMES AT 1300 E



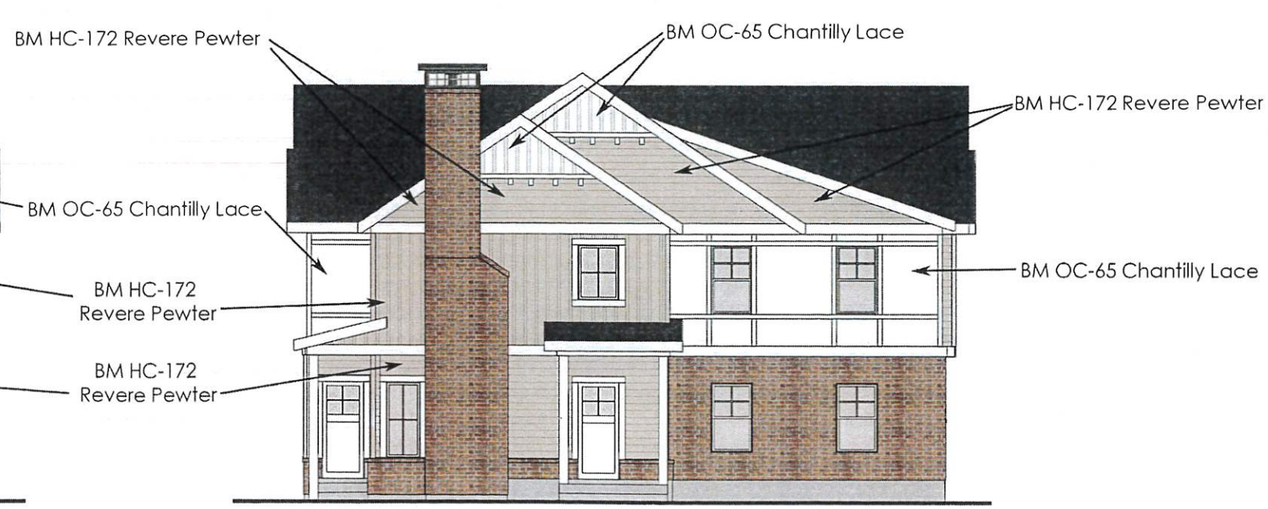
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

THE TOWNHOMES AT MILL FARM

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Brad Sanderson

From: Kim Bouck <kbouck@gmail.com>
Sent: Monday, June 1, 2026 9:29 AM
To: Brad Sanderson
Subject: [Ext] Opposition to Project Number ZM-26-013 - Rezone of 3507 S 1300 E

Dear Mayor and Members of the City Council:

I am writing to express my opposition to the proposed rezone of the property located at 3507 S 1300 E from R-1-8 to R-2-8.

The existing R-1-8 zoning reflects the character and expectations of this neighborhood. Residents purchased homes and invested in this area with the understanding that the zoning designation provided a degree of certainty regarding future development. If developers can routinely obtain rezones whenever a project does not fit the existing zoning, it calls into question the purpose and integrity of the City's zoning ordinances.

In October 2025, my husband Daryl Bouck contacted our Council Member Thom Desirant regarding concerns about the possibility of higher-density development in this area. At that time, Mr. Desirant assured us that the City Council was taking a very strict approach to rezoning requests moving forward and was not inclined to rezone established neighborhoods to accommodate increased density. We relied on those statements and believed the City was committed to preserving the integrity of its adopted zoning map.

This proposed rezone would also have real impacts on traffic and neighborhood livability. The property fronts 1300 East, which is already a heavily traveled corridor. Residents of our neighborhood regularly experience significant delays when attempting to turn left onto 1300 East, particularly during peak commuting hours. Increasing residential density on this property will inevitably generate additional vehicle trips and place further strain on an already congested roadway.

More broadly, Millcreek has experienced substantial growth and densification over the past several years. Numerous higher-density projects have already been approved throughout the city. There are appropriate locations for that type of development, particularly along major commercial corridors such as 3300 South and 3900 South, where infrastructure and planning objectives are better aligned with increased density. Not every neighborhood should be expected to absorb additional density simply because a developer requests it.

I am also concerned about the precedent this rezone would establish. Each approval makes it easier for the next developer to argue that similar rezonings should be granted elsewhere. Over time, incremental exceptions can fundamentally alter the character of established neighborhoods and erode public confidence in the City's planning process.

I respectfully urge the City Council to uphold the existing zoning designation and deny the requested rezone. Maintaining the R-1-8 zoning preserves neighborhood character, respects the expectations of current residents, addresses legitimate traffic concerns, and reinforces the principle that zoning

decisions should be guided by long-term community planning rather than individual development proposals.

Thank you for your time, consideration, and service to the residents of Millcreek.

Sincerely,

Kim Bouck, J.D
1268 E Ash Tree Cv
Millcreek, UT 84016
801-441-0979

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Brad Sanderson

From: Timothy Berggren <timothy.r.berggren@gmail.com>
Sent: Monday, June 1, 2026 9:49 AM
To: Brad Sanderson
Subject: Re: FW: [Ext] Bailey Family Property - 3500 S 1300 E

Hi Brad,

Thanks for the reply. In talking with my neighbor, Tod Peers at 1243 E Lorrain Dr, I learned that a letter went out regarding the rezone application for 3507 South 1300 East. As an FYI, neither I nor three other adjacent neighbors received it.

A couple of clarifying questions: Is this application only for the parcel(s) east of 1300 E? And has Brad R. still not submitted anything for the parcel(s) west of 1300 E? I did find what looks like the formal rezone application online here: https://www.millcreekut.gov/616/Upcoming-Planning-Applications#docaccess-0c4f0ec5de46d578e84d9cacc6bbdf8d

I plan to attend the public meeting tomorrow, since my main concern is the traffic impact from this portion of the project. After talking with our neighbors, there is real concern across the neighborhood about these applications and the effect they could have on the area. Any further insight or findings on your end would be much appreciated.

Thanks,

Tim Berggren

Planning & Zoning Open House

Community Feedback Form

Name: Phyllis Hall Date: 6-2-26

Email Address: phyllishall3@gmail.com

Project Location or #: Cottages at Millcreek - 3507 S. 1300 E.

Comments: I approve the change in zoning so we can have new homes. The development matches our neighborhood and will add to the appearence of our neighborhood.

(continue on back)

From: Hal <lovelunkers@gmail.com>
Sent: Sunday, June 28, 2026 6:15 PM
To: Brad Sanderson
Subject: [Ext] Brad Reynolds development

Hi Brad. I keep forgetting to send you a note that I have no problem with Brad Reynolds putting in twin
homes behind us on the 1300 E. 3500 S. Development. We live at 1349 E. Brookshire drive.Thanks, HAL
FORDHAM.

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1&type=easyspam&k=k1&payload=53616c7465645f5ffc5c9543280ca7f356a0f7b29e874e9839bad83ce4
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b28fc1d

MILLCREEK, UTAH
ORDINANCE NO. 26-49

AN ORDINANCE REZONING A 0.50 ACRE PROPERTY GENERALLY LOCATED AT 3232 SOUTH HIGHLAND DRIVE FROM COMMERCIAL (C), COMMERCIAL W/ZONE CONDITION (C/ZC) AND THE CITY CENTER OVERLAY ZONE (CCOZ) TO THE COMMERCIAL (C) AND CITY CENTER OVERLAY ZONE- DEVELOPMENT AGREEMENT (CCOZ-DA), SUBJECT TO A DEVELOPMENT AGREEMENT AND REMOVING ALL ZONE CONDITIONS

WHEREAS, the Millcreek Council ("Council") met in a regular meeting on July 13, 2026, to consider, among other things, an ordinance rezoning a 0.50 acre property generally located at 3232 South Highland Drive from Commercial (C), Commercial with Zone Condition (C/ZC) and the City Center Overlay (CCOZ) to the Commercial (C) and City Center Overlay Zone- Development Agreement (CCOZ-DA), subject to a development agreement and removing all previous zone conditions; and

WHEREAS, Utah Code Ann. § 10-20-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-20-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-20-502 provides planning commission shall provide notice as required by Subsection 10-20-205(1)(a) and, if applicable, Subsection 10-20-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on January 28, 2026, the required public hearing notice was published; and

WHEREAS, on February 20, 2026, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on February 26, 2026, the planning commission held the required public hearing with respect to this rezone and recommended approval of the proposed rezone to the City Council, and

WHEREAS, the Millcreek Code of Ordinances provides, among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on July 8, 2026, the Council caused the required notice to be given; and

WHEREAS, on July 13, 2026, the Council discussed and considered the rezone application and zone condition during a public meeting; and

WHEREAS, Section 18.33.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the Council that; the property located at approximately 3232 South Highland Drive, is hereby changed from the Commercial (C), Commercial w/zone condition (C/ZC) and the City Center Overlay (CCOZ) to the Commercial (C) and City Center Overlay Zone- Development Agreement (CCOZ-DA), subject to a development agreement and removing all previous zone conditions.

Affected Parcel Numbers: 16-28-304-030, 16-28-304-031, 16-28-304-032, 16-28-304-018, 16-28-304-009, and portion of 16-28-304-029

Address: 3232 South Highland Drive

Legal Description:

LOT 2, MILLCREEK COMMON EAST, AMENDING LOT 3 MILCREEK CITY CENTER OPEN SPACE SUBDIVISION AND SHUPE SUBDIVSION FIRST AMENDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER LOT 3 MILLCREEK CITY CENTER OPEN SPACE SUBDIVISION ON THE SOUTH RIGHT OF WAY LINE OF CHAMBERS AVENUE, A PUBLIC ROAD AT A POINT SOUTH 00°16’04” WEST 1113.59 FEET AND NORTH 89°33’30” EAST 70.80 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: NORTH 89°33’30” EAST 74.51, NORTH 11.33 FEET, SOUTH 89°54’49” EAST 104.22 FEET, SOUTH 00°05’34” WEST 10.37 FEET, AND NORTH 89°33’30” EAST 14.78 FEET; THENCE SOUTH 00°01’30” WEST 4.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHAMBERS AVENUE, A PUBLIC ROAD THE FOLLOWING THREE (3) COURSES: SOUTH 89°41’42” EAST 158.20 FEET, NORTH 79°09’23” EAST 47.39 FEET TO A POINT OF CURVATURE, AND SOUTHEASTERLY 14.98 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 57°56’29” EAST 13.62 FEET) TO A POINT OF TANGENCY AND WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE, A PUBLIC ROAD; THENCE SOUTH 15°02’20” EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 217.89 FEET; THENCE NORTH 89°43’56” WEST 272.83 FEET; THENCE NORTH 00°01’30” EAST 208.31 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 1.198 ACRES, MORE OR LESS

NOTE: THIS DESCRIPTION WAS WRITTEN BEFORE THE "MILLCREEK COMMON EAST" PLAT WAS RECORDED.

This Ordinance assigned no. 26-49, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 13th day of July 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 26-49: AN ORDINANCE REZONING A 0.50 ACRE PROPERTY GENERALLY LOCATED AT 3232 SOUTH HIGHLAND DRIVE FROM COMMERCIAL (C), COMMERCIAL W/ZONE CONDITION (C/ZC) AND THE CITY CENTER OVERLAY ZONE (CCOZ) TO THE COMMERCIAL (C) AND CITY CENTER OVERLAY ZONE-DEVELOPMENT AGREEMENT (CCOZ-DA), SUBJECT TO A DEVELOPMENT AGREEMENT AND REMOVING ALL ZONE CONDITIONS was adopted the 13th day of July 2026 and that a copy of the foregoing Ordinance 26-49 was posted in accordance with Utah Code 10-3-711 this ____ day of July, 2026.

_____
Elyse Sullivan, City Recorder

WHEN RECORDED, RETURN TO:

_____
_____
_____
_____

MASTER DEVELOPMENT AGREEMENT
FOR THE
EAST COMMON MIXED-USE DEVELOPMENT

_____

THIS DEVELOPMENT AGREEMENT is made and entered as of the _____ day of _____, 2026, by and among Millcreek a Utah municipal corporation, PEG Capital Partners, LLC, a Delaware limited liability company, ("PEG") . and Rowan Capital Partners, LLC, a Utah limited liability company ("Rowen"). City and Master Developers are sometimes referred to individually as a 'Party' and collectively as the 'Parties.'

RECITALS

A. Master Developers are or will be the owners of a portin of real property located in Millcreek.

B. The Parties desire to develop the Property develop as an integrated mixed-use Project as genaearlly depicted the Site Plan.

C. The Property is zoned as City Center Overlay Zone-Development Agreement (CCOZ-DA).

D. Master Developers hereby represents to the City that it is voluntarily entering into this Agreement.

E. The City and Master Developers desire to enter into this Agreement to further memorialize the development rights, terms, requirements, and conditions for the development of the Project, as more fully described herein.

F. The City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-20-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

G. Many of the capitalized terms used in these Recitals are defined in Section 1.2, below.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Master Developers hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits "A" – "F" are hereby incorporated into this MDA.

1.2. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Municipal Land Use Development and Management Act, Utah Code Ann. §§10-20-101, *et seq.*

1.2.2. **Administrator** means the person designated by the City as the Administrator of the Ordinance and/or this Agreement.

1.2.3. **Applicant** means a person or entity submitting a Development Application, a Modification Application or a request for an Administrative Action.

1.2.4. **Building Permit** means a permit issued by the City to allow construction, erection or structural alteration of any building, structure, private or public infrastructure, On-Site Infrastructure, or Off-Site Infrastructure.

1.2.5. **Buildout** means the completion of all of the development on the entire Project.

1.2.6. **City** means Millcreek, a Utah municipal corporation.

1.2.7. **City Consultants** means those outside consultants designated by the City in various disciplines, such as traffic, hydrology, or drainage, and employed by the City for reviewing certain aspects of the development of the Project.

1.2.8. **City's Vested Laws** means the ordinances, policies, standards, and procedures of the City at the time of adoption of this MDA.

1.2.9. **City's Future Laws** means the then current ordinances, policies, standards, procedures and processing fee schedules of the City, as amended from time to time.

1.2.10. **Council** means the elected City Council of the City.

1.2.11. **Condominium** means the division of any portion of the Property into a condonimum pursuant to State Law or the Zoning Ordinance.

1.2.12. **Condominium Application** means the application to create a condonimum.

1.2.13. **Condominium Site Plan** means the plan submitted with a Subdivision Application.

1.2.14.

1.2.15. **Denied** means a formal denial issued by the Council and does not include review comments or "redlines" by City staff.

1.2.16. **Development Application** means an application to the City for development of a portion of the Project including a condominium, a Commercial Site Plan, a Building Permit or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.17. **Final Plat** means a map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-20-101 et seq., and approved by the City, effectuating a division of any portion of the Project.

1.2.18. **Impact Fees** means fees, assessments or payments of money imposed upon development activity by the City as a condition of development approval as contemplated in Utah Code Ann. §§ 11-36-101, *et seq*.

1.2.19. **Intended Uses** means the use of all or portions of the Project for single-family and multi-family residential units, public facilities, commercial areas, open space, parks, etc., as shown on the Site Plan.

1.2.20. **Master Developers** means PEG and Rowan and their respective assignees or transferees as permitted by this MDA.

1.2.21. **MDA** means this Master Development Agreement including all of its Exhibits.

1.2.22. **Modification Application** means an application to amend this MDA.

1.2.23. **Non-City Agency** means a governmental or quasi-governmental entity, other than those of the City, which has jurisdiction over the approval of any aspect of the Project.

1.2.24. **Notice** means any notice to or from any party to this MDA that is either required or permitted to be given to another party.

1.2.25. **Off-Site Infrastructure** means those items of public or private infrastructure necessary for development of the Property such as roads and utilities that are not on the site of any portion of the Property that is the subject of a Development Application.

1.2.26. **On-Site Infrastructure** means those items of public or private infrastructure that are necessary for development of the Property such as roads or utilities and that are located on that portion of the Property which is subject to a Development Application.

1.2.27. **Open Space** means those areas identified as Open Space in the Site Plan.

1.2.28. **Outsourc[e][ing]** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of the development of the Property as is more fully set out in this MDA.

1.2.29. **Parcel** means portions of the Property for development of a particular type of Intended Use.

1.2.30. **Phase** means the development of a portion of the Project at a point in a logical sequence as determined by Master Developers.

1.2.31. **Planning Commission** means the City's Planning and Zoning Commission established by the Ordinance.

1.2.32. **Project** means the development to be constructed on the Property with the associated public and private facilities, Intended Uses, Phases, and all of the other aspects approved as part of this MDA including its Exhibits.

1.2.33. **Property** means certain real property located at or near _____, Millcreek, Salt Lake County, Utah, as more particularly described in Exhibit "A."

1.2.34. **Site Plan** means the plan submitted to the City for the approval of the development of the Project substantially as illustrated in Exhibit "C," subject to the technical guidelines/specific design criteria as set forth below.

1.2.35. **Sub developer** means an entity not "related" (as defined by Internal Revenue Service regulations) to Master Developers which purchases a Parcel for development.

1.2.36. **Substantial Completion** means a point in the progress of a construction project where the work has reached the point that it is sufficiently complete such that any remaining work will not interfere with

the intended use or occupancy of the project. For work to be substantially complete it is not required that the work be 100% complete.

1.2.37. **Technical Guidelines/Specific Design Criteria** means guidelines approved by the City that control certain aspects of the design and construction of the development of the Property substantially as set forth in Exhibit "B."

2. **Development of the Project**. Development of the Project shall be in accordance with the City's Vested Laws, this MDA and its Exhibits. In the event of inconsistencies within or between or among parts of this MDA, Exhibits, and City's Future Laws, development of the Project shall comply with the more stringent requirements.

3. **Development of the Property in Compliance with the Site Plan.**

3.1. **Specific Design Conditions and Development Rights.** The Property and each Parcel shall be developed and constructed substantially as set forth in the Site Plan, subject to the Technical Guidelines/Specific Design Criteria.

4. **Zoning and Vested Rights.**

4.1. **Current Zoning.** The Property is currently zoned Commecial, (C) & City Center Overlay Zone (CCOZ).

4.2. **Vested Rights Granted by Approval of this MDA.** The parties specifically intend that this MDA grants to Master Developers "vested rights" as the term vested rights is construed in Utah's common law and pursuant to Utah Code Ann. §10-20-902.

4.2.1. Exceptions. The exclusion from changes to the City's Vested Laws set forth in this Section are subject to the following exceptions:

4.2.1.1. Laws, rules or regulations that the Master Developers agrees in writing to the application thereof to the Project;

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

4.2.3. City Development Standards, Engineering Requirements and Supplemental Specifications for Public Works and any new editions or replacement thereof and any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

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

4.2.5. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule).

4.2.6. Changes by the City to its planning principles and design standards

such as architectural or design requirements, setbacks, or similar items so long as such changes are generally applicable across the entire City to the respective zones within the Project.

4.2.7. Laws, rules, or regulations that the City's land use authority finds on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-20-902(1)(a)(ii).

5. **Term of Agreement.** The term of this MDA shall automatically expire on August 1, 2036.

6. **Approval Processes for Development Applications.**

6.1. **Phasing.** The City acknowledges that Master Developers and/or assignees of Master Developers may construct portions of the Project pursuant to the Site Plan in phases.

6.2. **Processing Under Current City Laws.** The City shall utilize the City's Future Laws with regards to the processes the City utilizes to review and approve Development Applications.

6.3. **City's Cooperation in Processing Development Applications.** The City shall cooperate reasonably in promptly and fairly processing Development Applications.

6.4. **Outsourcing of Processing of Development Applications.** Within fifteen (15) business days after receipt of a Development Application upon the request of either party the parties will confer and determine whether the City and/or the Master Developers wishes the City to Outsource the review of any aspect of the Development Application to ensure that it is processed on a timely basis. If both

parties determine that Outsourcing is appropriate, the City shall promptly estimate the reasonably anticipated differential cost of Outsourcing in the manner selected by City (either overtime to City employees or the hiring of a City Consultant). If the Master Developers notifies the City of its intent to proceed with the Outsourcing based on the City's estimate of costs, then the Master Developers shall deposit in advance to such Outscourcing with the City the estimated differential cost and the City shall promptly proceed with such Outsourcing. If the City hired a consultant for the Outsourcing services then upon completion of the Outsourcing services and submission of an invoice for the actual differential cost of Outsourcing (with such reasonable supporting documentation as may be requested by Master Developers) or if the City has incurred overtime with respect to City employees for such Outsourcing services, then upon completion of the Outsourcing services and submission of a statement for the actual differential cost of Outsourcing, Master Developers shall, within ten (10) business days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual differential cost.

6.5. **Non-City Agency Reviews.** If any aspect or portion of a Development Application is governed by a Non-City Agency and not the City, then such aspects or portion of a Development Application does not need to be submitted to the City for approval provided, however, the Applicant shall notify the City in writing of such submission, and upon request by the City, provide to the City a copy of the submission and approval. The City may only grant final approval for any Development Application subject to compliance by Applicant with any conditions required for such Non-City Agency's approval.

6.6. **Acceptance of Certifications required for Development Applications.** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City. The Development Application shall be deemed to meet the specific standards which are the subject of the opinion or certification without further objection or required review by the City or any other agency of the City.

6.7. **Expert Review of Certifications Required for Development Applications.** If the City, notwithstanding such a certification by Applicant's experts, as provided in Section 6.6, subjects the Development Application to review by City Consultants, the Applicant shall bear the costs of such review.

6.7.1. Selection of City Consultants for Review of Certifications Required for Development Applications. The City Consultant undertaking any review by the City required or permitted by this MDA shall be selected from a list generated by the City pursuant to a "request for proposal" process required by City ordinances. Applicant may, in its sole discretion, strike from the list of qualified proposers any of such proposed consultants so long as at least three (3) qualified proposers remain for selection. The anticipated cost and timeliness of such review may be a factor in choosing the expert.

6.8. **Extraordinary Technical Analysis.** If the City requires technical analysis beyond the scope of analysis contemplated in Section 6.4 above, then the City shall notify the Applicant and absent a written objection by Applicant within five (5)

business days of City's notifying the applicant, the City may engage such expert or consultant and the actual cost incurred by the City with respect to such expert or consultant shall be the responsibility of Applicant.

6.9. **Meet and Confer regarding Development Application Objections.** The City and Applicant shall meet within fifteen (15) business days of any Denial to resolve the issues specified in the rejection of a Development Application.

6.10. **City Denials of Development Applications Based on Denials from Non-City Agencies.** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Master Developers shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

6.11. **Mediation of Development Application Objections.**

6.11.1. Issues Subject to Mediation. Issues resulting from the Denial of a Development Application that are not subject to arbitration provided in Section 6.12 shall be mediated.

6.11.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within seven (7) business days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within seven (7) business days thereafter, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fourteen (14) business days, review the positions of the parties regarding the mediation

issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

6.12. **Arbitration of Development Application Objections.**

6.12.1. Issues Subject to Arbitration. Issues regarding the Denial of a Development Application that are subject to resolution by scientific or technical experts such as traffic impacts, water quality impacts, pollution impacts, etc. are subject to arbitration. Denials based on the Applicants failure to satisfy City's Future Laws with respect to development standards are not issues subject to resolution by scientific or technical experts.

6.12.2. Mediation Required Before Arbitration. Prior to any arbitration the parties shall first attempt mediation as specified in Section 6.10.2.

6.12.3. Arbitration Process. If the City and Applicant are unable to resolve an issue through mediation, the parties shall attempt within seven (7) business days to appoint a mutually acceptable expert in the professional discipline(s) of the issue in question. If the parties are unable to agree on a single acceptable arbitrator, they shall each, within seven (7) business days, appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant shall pay the fees of the chosen arbitrator. The chosen arbitrator shall within fourteen (14) business days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side.

Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties.

7. **Infrastructure Improvements**. The City may refuse in its sole and absolute discretion to approve any Development Applications until the City reviews and approves the funding and construction mechanisms of On-Site and Off-Site Infrastructure or other needed infrastructure for the Property.

8. **Construction Standards and Requirements.**

8.1. **General.** All construction on the Project shall be conducted and completed in accordance with the City's Future Laws, and the Technical Guidelines to the extent the Technical Guidelines impose a more stringent requirement.

8.2. **Building Permits.** No buildings or other structures shall be constructed within the Project or Property without Master Developers and/or the Master Developers first obtaining building permits. Master Developers may apply for and obtain a grading permit following approval of a Site Plan if Master Developers has submitted and received approval of a site grading plan from the City Engineer.

8.3. **Security for Public Improvements.** All public improvements shall be constructed and completed in accordance with City's Future Laws and bonding requirements.

8.4. **City and Other Governmental Agency Permits.** Before commencement of construction or development of any buildings, structures or other work or improvements upon any portion of the Project, Master Developers shall, at its expense, secure, or cause to be secured, any and all permits which may be required by the City or any other governmental entity having jurisdiction over the work. The

City shall reasonably cooperate with the Master Developers seeking to secure such permits from other governmental entities.

8.5. **Compliance with Law.** Except as otherwise specifically set forth herein, Master Developers shall comply with all applicable Federal, State and City's Future Laws pertaining to the Project.

9. **Default.**

13.1. **Notice and Cure.** If Master Developers or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, then within thirty (30) calendar days after Notice specifying the default, the non-defaulting party may, except as specifically limited in 31 below at its election, have the following remedies:

13.1.1. Injunctive relief and specific performance.

13.1.2. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.

13.1.3. The right to withhold all further reviews, approvals, licenses, permits or refuse to issue any building permits for any development of the Project in the case of a default by Master Developers until such default has been cured. Notwithstanding anything to the contrary herein, the City may withhold future revisions, approvals, licenses, permits or refuse to issue any building permits for any development of the Project during such thirty (30) day period or any extended cure period if the City determines that there is a compelling, countervailing public interest to withhold such approvals. If the cure of any alleged default can be effectuated by the City because the alleged default is covered by any security the City may have for the

completion of On-Site or Off-Site Infrastructure then the City may proceed against the security, as a default under this Agreement, or both.

13.1.4. **Extended Cure Period.** If any default cannot be reasonably cured within such thirty (30) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

13.1.5. **Cumulative Rights.** The rights and remedies set forth herein shall be cumulative.

13.1.6. **Emergency Defaults.** Anything in this MDA notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies without the requirement to Meet and Confer. The City shall give Notice to Owner/Developer of any public meeting at which an emergency default is to be considered and the Developer shall be allowed to address the City Council at that meeting regarding the claimed emergency Default.

14. **Notices.** All notices required or permitted under this Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Master Developer A:
(PEG)

To the Master Developer B:
(Rewan)

To the City:

Millcreek
Cheri Jackson
1330 E Chambers Ave
Millcreek, UT 84106

14.1. **Effectiveness of Notice.** Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of (1) its actual receipt, if delivered personally, by a national courier service, Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice) or, (2) on the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this MDA by giving written Notice to the other party in accordance with the provisions of this section.

15. **Amendments.** This MDA may not be modified except by written instrument signed by the parties hereto.

16. **Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developers City will execute an estoppel certificate to any third party certifying that Master Developers as the case may be, at that time is not in default of the terms of this Agreement.

17. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a

subsequent written amendment signed by all parties.

18. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Project and shall be deemed to run with the land and shall be binding on Master Developers and all successors and assigns of any of the foregoing.

19. **Headings.** The captions used in this MDA are for convenience only and a not intended to be substantive provisions or evidence of intent.

20. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership, or agency relationship between the City and Master Developers. Further, the parties do not intend this MDA to create any third-party beneficiary rights. The parties acknowledge that this MDA refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

21. **Assignability.** Notwithstanding any of the provisions of this MDA to the contrary, but without waiving the requirement of notice as provided in this section, Master Developers shall have the right without the consent of City, to assign its rights and delegate its duties under this MDA, in whole or in part, to a limited liability company, corporation, or other entity which is an organization in which Master Developers owns a majority and controlling interest in the capital stock, membership, or other ownership interest, in value, profits interest, capital interests, and voting interests ("Permitted Assignee"). If Master Developers desires to affect an assignment to a Permitted Assignee, Master Developers shall deliver to City written notice of the identity of the Permitted Assignee and of all persons with an interest in Permitted Assignee with a description of the interest of each such person, in advance of the date on which Master Developers proposes to make such assignment. Master Developers may assign its rights and delegate its duties under this

MDA to any other assignee ("Other Assignee") with the consent of the City. The City may only withhold such consent if the City is not reasonably satisfied with the Other Assignee's financial ability to perform the obligations of Master Developers proposed to be assigned. If Master Developers desires to affect an assignment to an Other Assignee, Master Developers shall deliver to City notice of any such proposed assignment and provide such information regarding the Other Assignee that the City may reasonably request in making the evaluation permitted under this section. Unless the City consents in writing, the City shall be deemed to have disapproved of and not consented to the assignment. Master Developers selling and conveying of lots or parcel in any approved plat or parcels to the builders, users, shall not be deemed an assignment subject to the above-referenced notice to and/or approvals by the City. If any of the proposed assignments hereunder are for less than all of Master Developers's rights and duties, then Master Developers shall remain liable for performance of each of the obligations that are not assigned. Upon any partial assignment that is permitted pursuant to this section, Master Developers shall be released of any future obligations as to those duties which are assigned. Any assignee shall consent in writing to be bound by the terms and conditions of this MDA as condition precedent to the effectiveness of the assignment.

22. **Binding Effect.** If Master Developers sells or conveys Parcels of lands to a parties, the lands so sold and conveyed shall bear the same rights, privileges, Intended Uses, configurations, applicable to such Parcel and be subject to the same limitations and rights of the City when owned by Master Developers and as set forth in this MDA without any required approval, review, or consent by the City except as otherwise provided herein.

23. **No Waiver.** Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

24. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

25. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires, or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay, or stoppage.

26. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

27. **Appointment of Representatives.** To further the commitment of the parties to cooperate in the implementation of this MDA, the City and Master Developers each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Master Developers. The initial representative for the City shall be _Mike Winder_____ and the initial representative for Master Developers shall be _____ _____. The parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this MDA and the development of the Project.

28. **Mutual Drafting.** Each party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against either party based on which party drafted any particular portion of this MDA.

29. **Applicable Law.** This MDA is entered into in City in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

30. **Venue.** Any action to enforce this MDA shall be brought only in the Third District Court for the State of Utah, Salt Lake County.

31. **Limitation on Recovery for Default – No Damages. IF THE PARTIES ARE NOT ABLE TO RESOLVE THE DEFAULT THROUGH GOOD FAITH NEGOTIATIONS OR THROUGH MEDIATION (WHICH BOTH PARTIES AGREE TO SUBMIT TO UPON THE REQUEST OF THE OTHER PARTY), THEN THE SOLE REMEDY AVAILABLE TO A PARTY HEREUNEDER SHALL BE THAT OF SPECIFIC PERFORMANCE AND MASTER DEVELOPER, SUCCESOR DEVELOPER AND THE DEFAULTING PARTY SHALL NOT BE ENTITLED TO ANY CLAIM FOR ANY MONETARY DAMAGES INCLUDING BUT NOT LIMITED TO ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS AS A RESULT OF ANY BREACH OF THIS AGREEMENT OR FOR ANY OTHER REASON. PROVIDED, HOWEVER, THE CITY MAY DRAW ON ANY SECURITY POSTED OR PROVIDED IN CONNECTION WITH THE PROJECT AND RELATING TO REMEDYING OF THE PARTICULAR DEFAULT AND WITHHOLD ALL FURTHER REVIEWS, APPROVALS, LICENSES, BUILDING PERMITS AND/OR OTHER PERMITS FOR DEVELOPMENT OF THE PROJECT IN THE CASE OF A DEFAULT BY THE MASTER DEVELOPER, OR IN THE CASE OF A DEFAULT BY A SUCCESSOR DEVELOPER, DEVELOPMENT OF THOSE PARCELS OWNED BY THE SUCCESSOR DEVELOPER UNTIL THE DEFAULT HAS BEEN CURED.**

32. **Further Acts.** In addition to the acts recited in this Agreement to be performed by the parties hereto, the parties agree to perform or cause to be performed any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby and to carry out the terms and provisions, spirit and intent of this Agreement.

33. **Authority.** The parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this MDA lawfully binding the City pursuant to Ordinance No. __ _ adopted by the City on _____ __, 2026.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

CITY

By: _____

Approved as to form:

_____
City Attorney

Attest:

_____
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the _____ day of _____, 2026, personally appeared before _____ who being by me duly sworn, did say that he is the _____of Millcreek, a Utah municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said _____ acknowledged to me that the City executed the same.

My Commission Expires:
_____

_____
NOTARY PUBLIC
Residing at: _____

MASTER DEVELOPER

By: _____ By: _____
Print:_____ Print:_____
Its: _____ Its: _____

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

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

My Commission Expires:

_____ _____
NOTARY PUBLIC
Residing at: _____

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

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

My Commission Expires:

_____ _____
NOTARY PUBLIC
Residing at: _____

EXHIBIT A
(Legal description)

LOT 2 PARCEL DESCRIPTION

LOT 2, MILLCREEK COMMON EAST, AMENDING LOT 3 MILCREEK CITY CENTER OPEN SPACE SUBDIVISION AND SHUPE SUBDIVSION FIRST AMENDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER LOT 3 MILLCREEK CITY CENTER OPEN SPACE SUBDIVISION ON THE SOUTH RIGHT OF WAY LINE OF CHAMBERS AVENUE, A PUBLIC ROAD AT A POINT SOUTH 00°16’04” WEST 1113.59 FEET AND NORTH 89°33’30” EAST 70.80 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: NORTH 89°33’30” EAST 74.51, NORTH 11.33 FEET, SOUTH 89°54’49” EAST 104.22 FEET, SOUTH 00°05’34” WEST 10.37 FEET, AND NORTH 89°33’30” EAST 14.78 FEET; THENCE SOUTH 00°01’30” WEST 4.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHAMBERS AVENUE, A PUBLIC ROAD THE FOLLOWING THREE (3) COURSES: SOUTH 89°41’42” EAST 158.20 FEET, NORTH 79°09’23” EAST 47.39 FEET TO A POINT OF CURVATURE, AND SOUTHEASTERLY 14.98 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 57°56’29” EAST 13.62 FEET) TO A POINT OF TANGENCY AND WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE, A PUBLIC ROAD; THENCE SOUTH 15°02’20” EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 217.89 FEET; THENCE NORTH 89°43’56” WEST 272.83 FEET; THENCE NORTH 00°01’30” EAST 208.31 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 1.198 ACRES, MORE OR LESS

NOTE: THIS DESCRIPTION WAS WRITTEN BEFORE THE “MILLCREEK COMMON EAST” PLAT WAS RECORDED.

EXHIBIT B
(Project Specifications)

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

1. A shared public/private parking structure containing a minimum 200 parking stalls.
2. A residential condominium containing 25 units (for ownership only)
3. A hotel, ranging between 100 and 110 units
4. A minimum of 12,000 square feet of commercial/retail space on the ground-level, abutting Millcreek Common.
5. Includes EV charging stations, roof mounted solar (as stipulated by Millcreek Code MKZ 18.47.080.F) and ground-level utility equipment enclosures.
6. Roof terrace with pool and other recreation amenities as conceptually depicted within Exhibit C.

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

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

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

1. Dedication. Dedication of property along all abutting streets for public right-of-way.
2. Public Utility Easements. Abandon all existing utility easements traversing through the property and replace them with new public utility easements located within the east woonerf and/or parallel to and abutting right of way.
3. ROW Alignment. Vacate and realign the north edge of Chambers Avenue to align with the new right of way.
4. Ownership. Subdivide property into common, limited common, and individual ownership.

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

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

2. Offsite Improvements. All parties agree to equally share in thecompletion of the following items prior to building occupancy and as conceptually depicted within Exhibit F
    i. Reconstruction of Chambers Avenue and Highland Drive, including curb, gutter, asphalt, median removal and installment park strip trees, drive approaches, utilities and meters striping and signage.
    ii. Reconstruction of the upper east woonerf including stairs, retaining walls, railings, planters, utilities, lighting, mechanical and waste enclosures, resurfacing, landscaping, striping and signage.

Building Design Standards. The building design shall be as substantially depicted with in Exhibit C and shall include the following:

1. Orientation. The building shall be oriented towards street frontages, with an emphasis on creating an urban street edge featuring large windows, balconies, roof decks, etc.
2. Materials. The building will consist of high-quality, durable, low-maintenance materials, including those materials (e.g., composite siding and trellises, brick, stone, stucco, glass, and metal),.
3. Overall Building Design. The building mass, scale, height and layout.

Signage. Signage along Millcreek Common shall match the type, size, color, and location as the signage on the west side of Millcreek Common as depicted within Exhibit G.
All other directional and advertising signage shall be sized and located according to the Millcreek CCOZ standards and Millcreek's Sign Code.

A 120 square foot wall mounted illuminated placemaking sign shall be allowed on the exterior wall façade located near the northeast corner of the building. Millcreek City shall be responsible for ownership and maintenance of this sign.

EXCEPTIONS TO CCOZ CODE STANDARDS

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

Exception One - Building Stepbacks reduction in reference to MKZ 18.47.070.H.1, the following exception is hereby granted to allow the building stepbacks to be reduced from twenty feet (20') to five feet (5') along Highland Drive, as depected within approved site plans.

Exception 2 – Buildng Stepback Reduction in reference to MKZ 18.47.070.H.1, the following exception is hereby granted to allow the building stepback or overhang abutting Millcreek Common, to be reduced from the required twenty feet (20') to an overhang varying between 5-7 feet, to allow sufficient drive aisle width and clearance for larger service vehicles along the east woonerf.

Exception 3 – Drive Aisle width reduction, in reference to MKZ 14.20-8, the following exception is hereby granted to allow dive aisles located internally within the parking structure to be reduced from the standard 24-foot width to 23'-8" to allow adequate stuctual shear wall thinckness.

EXHIBIT C
(Architectural Plans)

A1 A099 LEVEL -1 STORAGE FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

GYM PARKING SCHEDULE

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

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

C1 A201

#	REV. DESCRIPTION	REV. DATE
MARK	ISSUE DESCRIPTION	ISS. DATE

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 3115 EAST LION LANE #200
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 00 FLOOR PLAN

DRAWING NUMBER
A099

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A1 A100 LEVEL 0 PARKING - RETAIL
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

GYM PARKING SCHEDULE

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

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
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MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY.
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 3115 EAST LION LANE #200
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 0 FLOOR PLAN

DRAWING NUMBER
A100

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A1 / A101 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
	64
	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
	45
	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
	46
	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
	44
	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
	8
	8
TOTAL	207

GYM PARKING SCHEDULE

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

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

#	MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

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A1 / A102 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
315 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 2 FLOOR PLAN

DRAWING NUMBER
A102

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PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
585.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A103

A1 A103 LEVEL 3 CONDOS
3/32" = 1'-0"

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A1 / A104 LEVEL 4 CONDOS
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY.
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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MILLCREEK, UTAH 84106

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f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY: Author | CHKD BY: Checker

SCHEMATIC DESIGN

LEVEL 4 FLOOR PLAN

DRAWING NUMBER
A104

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A1 A105 LEVEL 5 CONDOS
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60° LEFT ACCESS	1
9' x 18' - STALL ADA 60° RIGHT ACCESS	2
9' x 18' - STALL ADA 108° RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60° RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,491 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,448 SF
TOTAL	42,224 SF

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500
f. 801.438.9501
315 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
565.2501

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SCHEMATIC DESIGN

LEVEL 5 FLOOR PLAN

DRAWING NUMBER
A105

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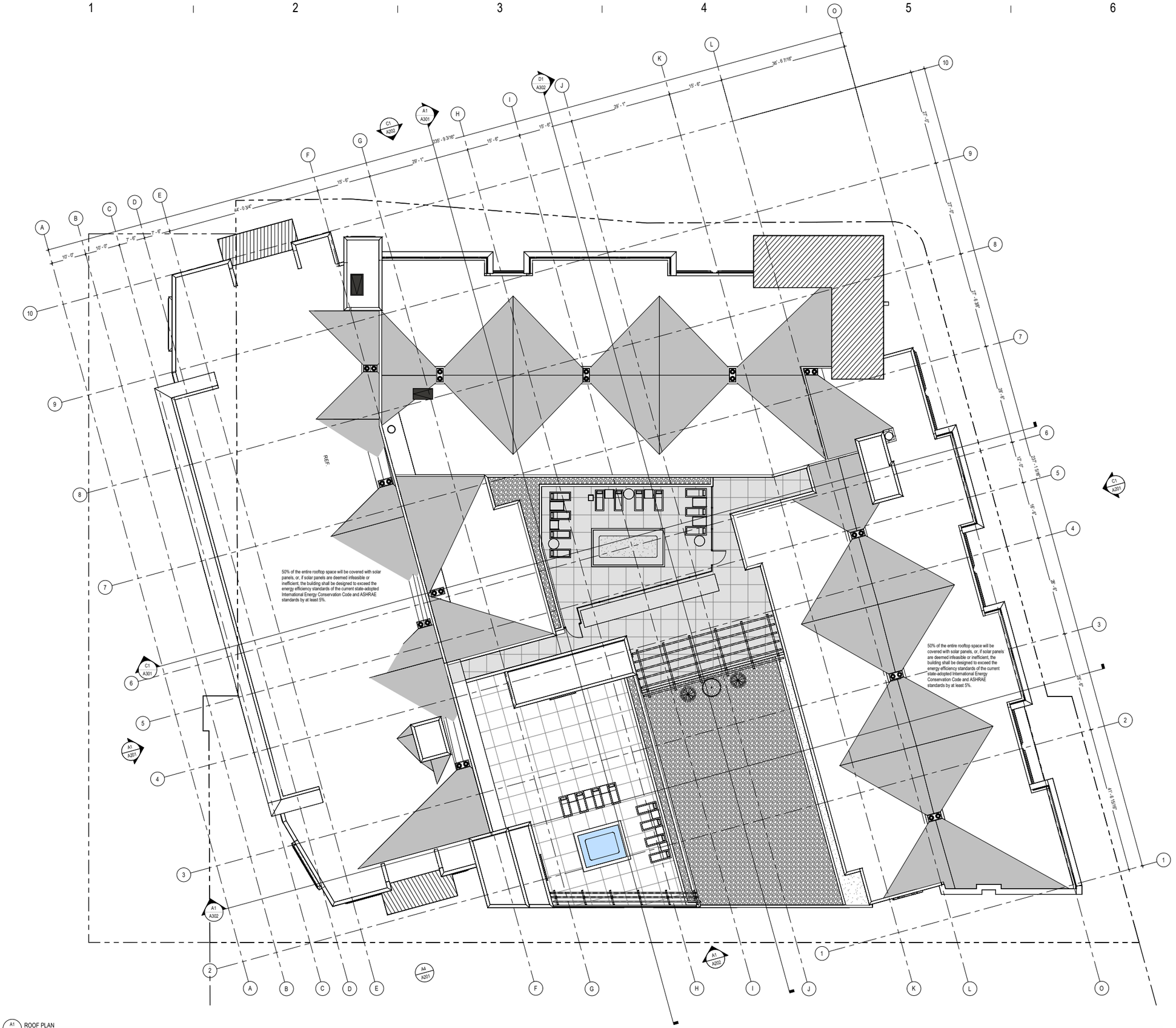

A1 A106 ROOF PLAN
3/32" = 1'-0"

OVERALL

ROOF BOUNDARY AREA CALCULATION	
LOCATION OF AREA TAKEN	AREA TAKEOFF (GROSS)
ROOF	40344.2
AMENITY SPACE	11734.25

40,344.2 - 11,734.25 = 28,609.95 SF
29.09% AMENITY SPACE

HOTEL

ROOF BOUNDARY AREA CALCULATION - HOTEL	
AREA LOCATION.	AREA TAKEOFF.
HOTEL ROOF	X
HOTEL AMENITY DECK	7156.1

16,291.78 - 7,156.1 = 9,135.68 SF
X% AMENITY SPACE

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Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

ROOF PLAN

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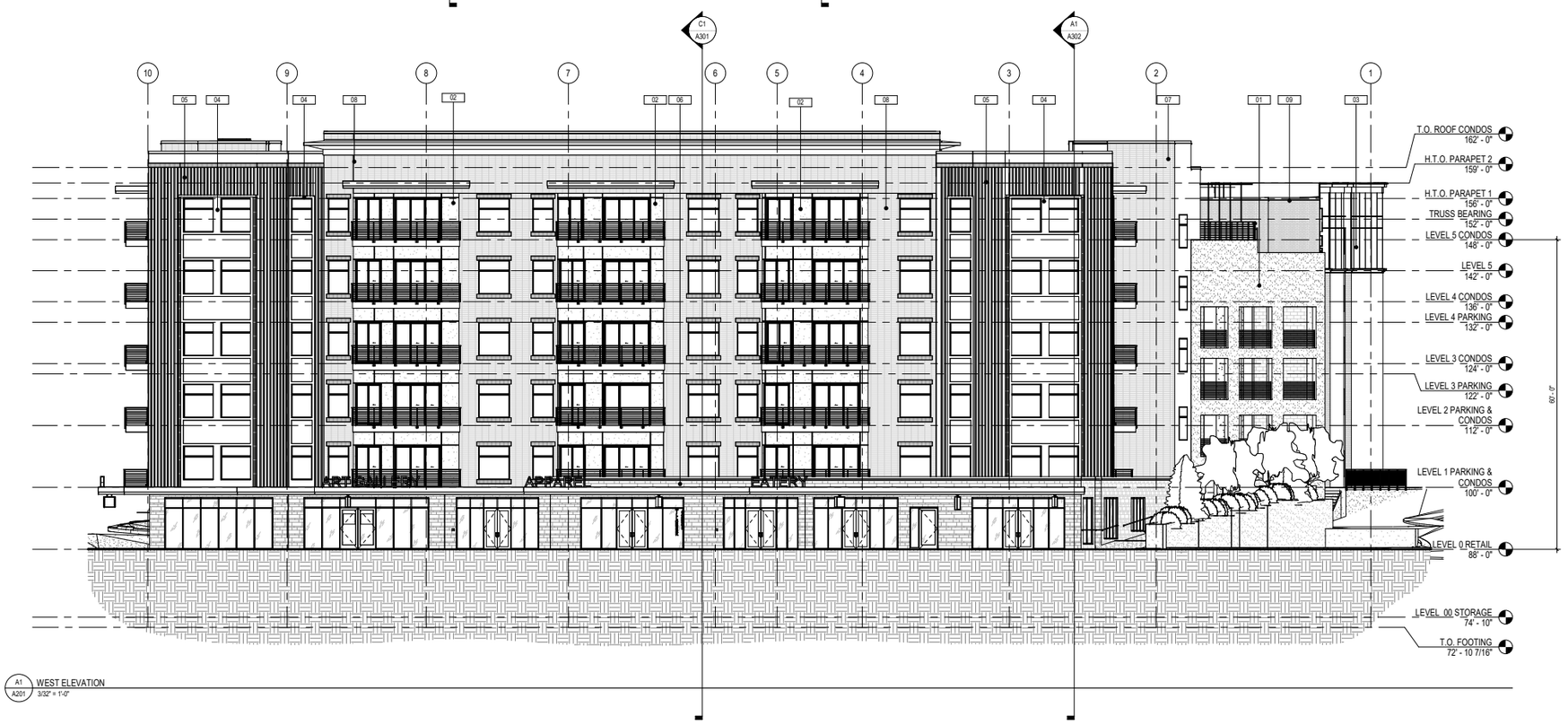
C1 / A201 EAST ELEVATION
3/32" = 1'-0"



A1 / A201 WEST ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES:

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

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS BY ORIENTATION -...

MATERIAL	AREA	%
EAST		
*FIBER CEMENT PANEL (AGED PEWTER)	434 SF	4%
*THIN BRICK 1 (STAIRS)	237 SF	2%
*THIN BRICK 3 (HOTEL)	6,745 SF	64%
WOOD - WALL SHEATHING - EXTERIOR	3,104 SF	30%
	10,520 SF	100%
NORTH		
*FIBER CEMENT PANEL (AGED PEWTER)	1,107 SF	14%
*THIN BRICK 1 (STAIRS)	835 SF	11%
*THIN BRICK 3 (HOTEL)	3,087 SF	40%
WOOD - WALL SHEATHING - EXTERIOR	2,659 SF	35%
	7,688 SF	100%
SOUTH		
*FIBER CEMENT PANEL (AGED PEWTER)	175 SF	3%
*THIN BRICK 1 (STAIRS)	502 SF	9%
*THIN BRICK 3 (HOTEL)	4,298 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	879 SF	15%
	5,854 SF	100%
WEST		
*THIN BRICK 1 (STAIRS)	154 SF	6%
*THIN BRICK 3 (HOTEL)	1,740 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	500 SF	21%
	2,393 SF	100%
APPROXIMATE TOTAL S.F.	26,456 SF	

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
*CONCRETE - CAST IN PLACE (EXPOSED)	7,793 SF	11%
*CONCRETE SKIN PANEL	3,450 SF	5%
*FIBER CEMENT PANEL (AGED PEWTER)	1,716 SF	2%
*METAL - ACM PANEL	1,137 SF	2%
*RIBBED STONE	6,350 SF	9%
*SANDSTONE BLOCK	2,064 SF	3%
*THIN BRICK 1 (STAIRS)	6,989 SF	10%
*THIN BRICK 2 (CONDOS)	8,406 SF	12%
*THIN BRICK 3 (HOTEL)	23,013 SF	33%
WOOD - WALL SHEATHING - EXTERIOR	8,288 SF	12%
TOTAL:	69,205 SF	100%

WINDOW AREA - HOTEL		
WINDOW AREA	BUILDING	Workset
EAST		
2,912 SF	THIN BRICK	HOTEL
640 SF	FIBER CEMENT	HOTEL
NORTH		
1,042 SF	THIN BRICK	HOTEL
1,864 SF	FIBER CEMENT	HOTEL
SOUTH		
392 SF	THIN BRICK	HOTEL
100 SF	FIBER CEMENT	HOTEL
WEST		
448 SF	THIN BRICK	HOTEL
7,398 SF		

STOREFRONT AREA	
ORIENTATION	STOREFRONT AREA
EAST	1,041 SF
NORTH	1,062 SF
SOUTH	210 SF
WEST	1,301 SF

EXTERIOR MATERIALS LEGEND

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

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500 f. 801.438.9501
3115 EAST LION LANE, #200 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

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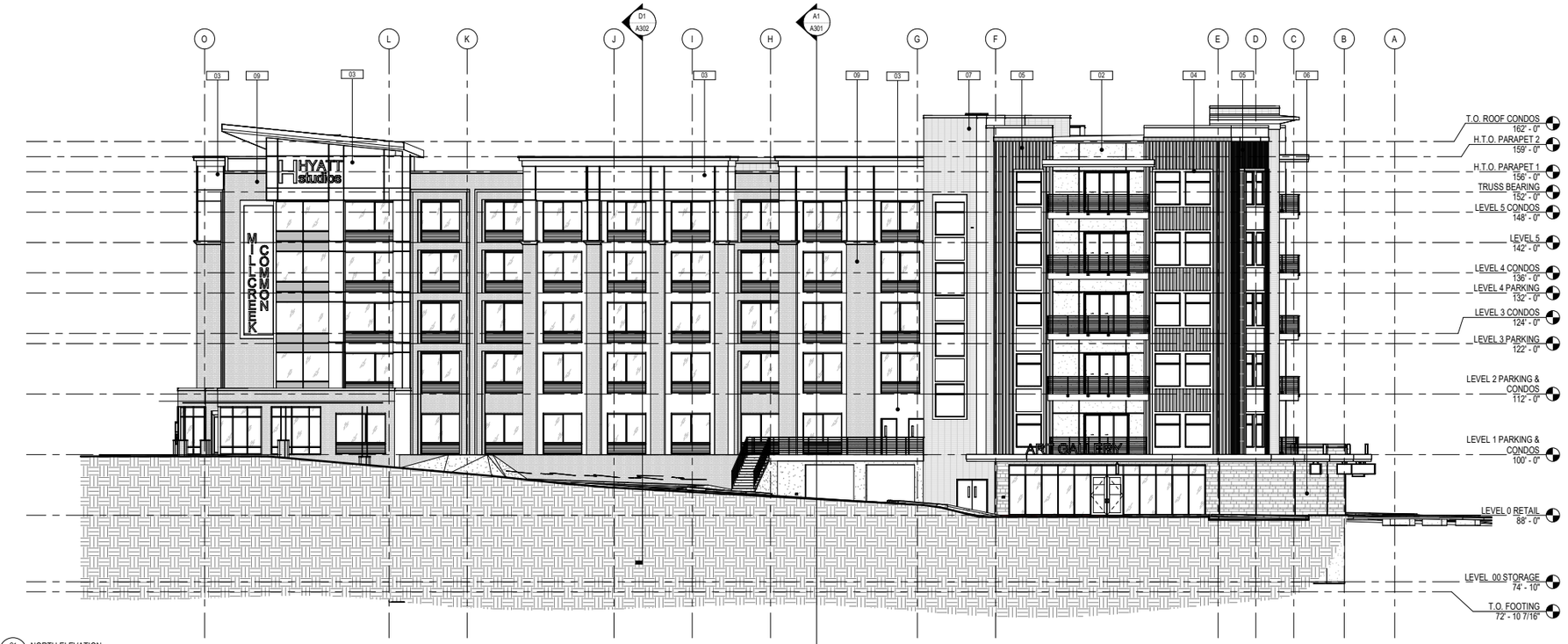
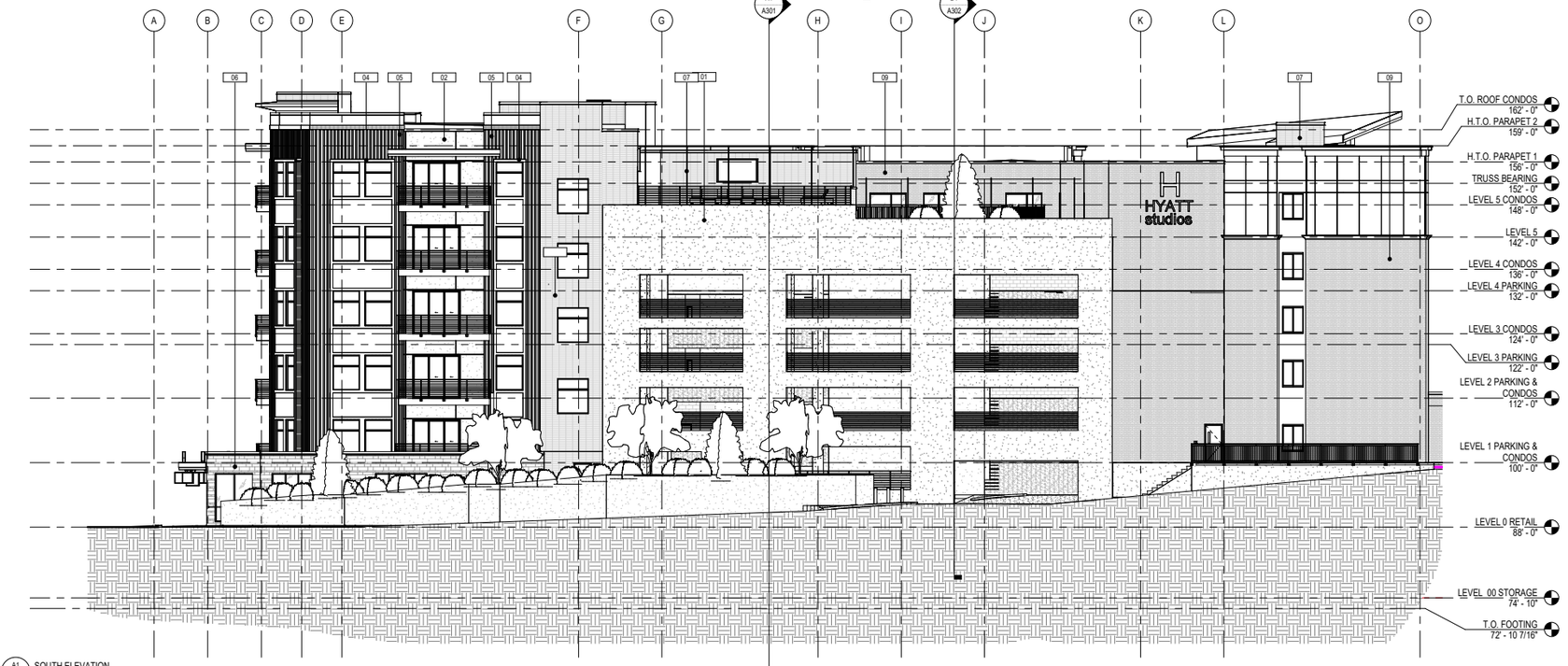


C1 A202 NORTH ELEVATION
3/32" = 1'-0"



A1 A202 SOUTH ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
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EXTERIOR MATERIALS BY ORIENTATION -...

MATERIAL	AREA	%
EAST		
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*THIN BRICK 3 (HOTEL)	6,745 SF	64%
WOOD - WALL SHEATHING - EXTERIOR	3,104 SF	30%
	10,520 SF	100%
NORTH		
*FIBER CEMENT PANEL (AGED PEWTER)	1,107 SF	14%
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	5,854 SF	100%
WEST		
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*THIN BRICK 3 (HOTEL)	1,740 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	500 SF	21%
	2,393 SF	100%
APPROXIMATE TOTAL S.F.	26,456 SF	

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
*CONCRETE - CAST IN PLACE (EXPOSED)	7,793 SF	11%
*CONCRETE SKIN PANEL	3,450 SF	5%
*FIBER CEMENT PANEL (AGED PEWTER)	1,716 SF	2%
*METAL - ACM PANEL	1,137 SF	2%
*RIBBED STONE	6,350 SF	9%
*SANDSTONE BLOCK	2,064 SF	3%
*THIN BRICK 1 (STAIRS)	7,052 SF	10%
*THIN BRICK 2 (CONDOS)	8,406 SF	12%
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TOTAL:	69,268 SF	100%

WINDOW AREA - HOTEL		
WINDOW AREA	BUILDING	Workset
EAST		
2,912 SF	THIN BRICK	HOTEL
640 SF	FIBER CEMENT	HOTEL
NORTH		
1,042 SF	THIN BRICK	HOTEL
1,864 SF	FIBER CEMENT	HOTEL
SOUTH		
392 SF	THIN BRICK	HOTEL
100 SF	FIBER CEMENT	HOTEL
WEST		
448 SF	THIN BRICK	HOTEL
7,398 SF		

STOREFRONT AREA	
ORIENTATION	STOREFRONT AREA
EAST	1,041 SF
NORTH	1,062 SF
SOUTH	210 SF
WEST	1,301 SF

EXTERIOR MATERIALS LEGEND

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

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A202

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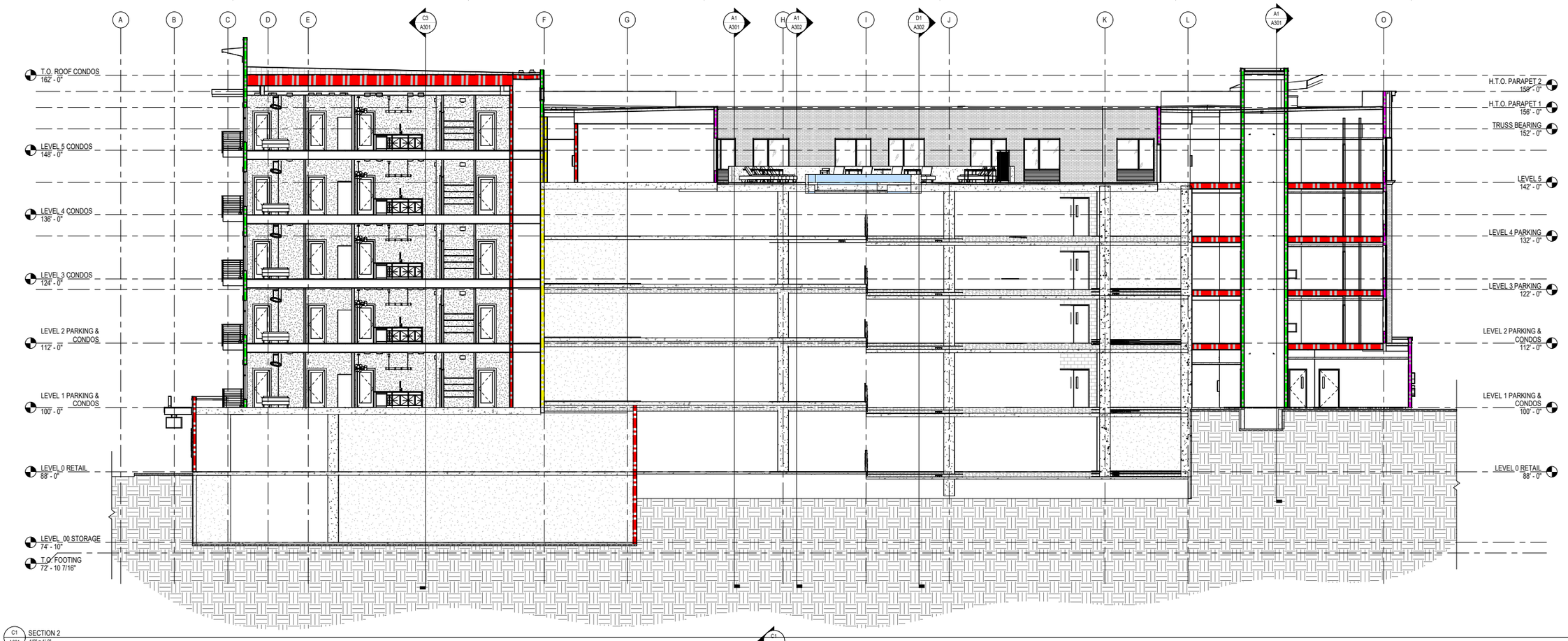
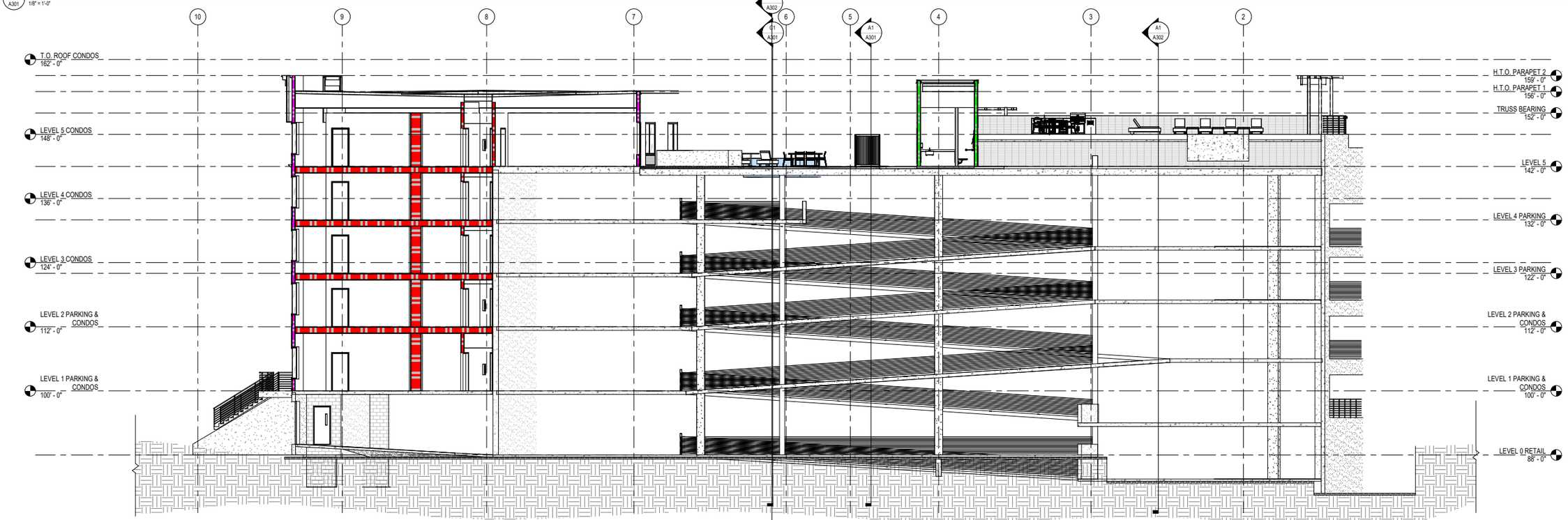


C1 A301 SECTION 2
1/8" = 1'-0"



A1 A301 SECTION 1
1/8" = 1'-0"

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Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE #200
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SCHEMATIC DESIGN

BUILDING SECTIONS

DRAWING NUMBER
A301

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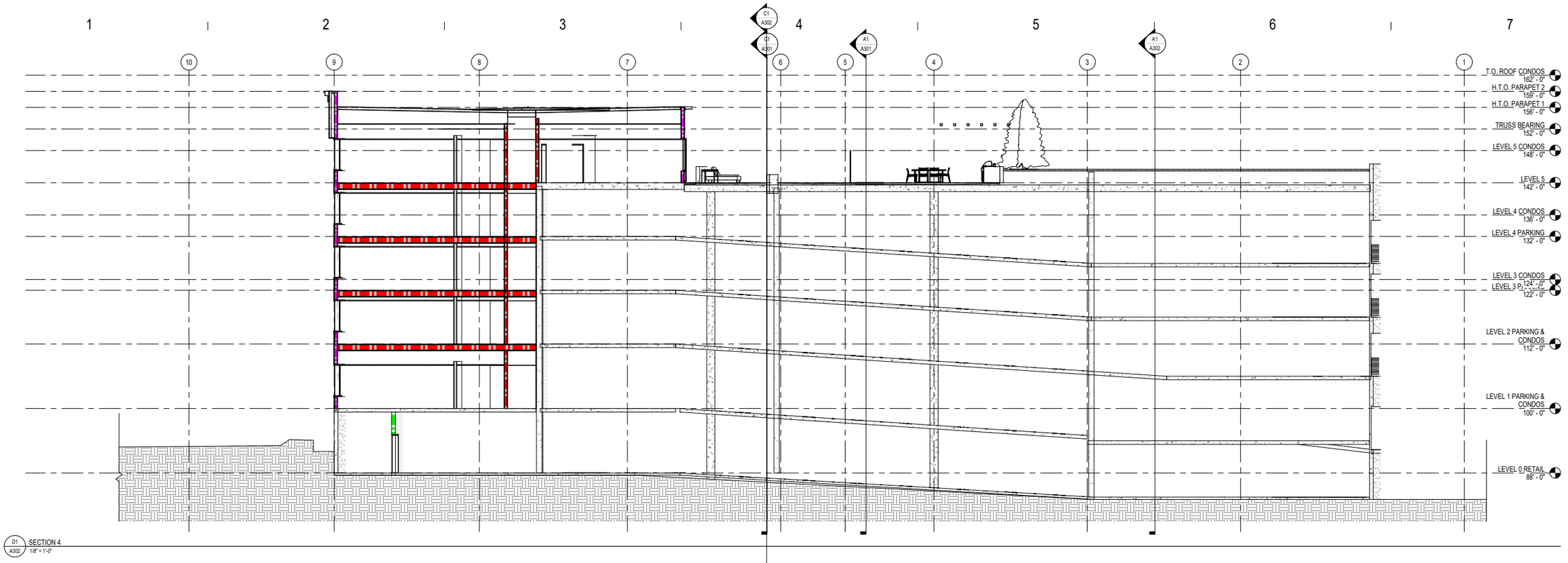

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Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

BUILDING SECTIONS

DRAWING NUMBER
A302

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o. 801.438.8500 | 3115 EAST LION LANE #200 | BEECHERWALKER.COM
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SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
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Architecture/Interiors
o. 801.438.9500 | 315 EAST LION LANE, #200 | BEECHERWALKER.COM
f. 801.438.9501 | HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
A902

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CONCEPT RENDERING

DRAWING NUMBER
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Author	Checker

SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
A904

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MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
A905

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MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

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MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

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DRAWING NUMBER
A911

SCHEMATIC DESIGN

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CHKD BY: Checker

PROJECT NUMBER
SSC-2501

beecherwalker
Architecture/Interiors
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
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D1 / A912 Hotel Entrance Perspective View

A1 / A912 Hotel Perspective View East Side

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

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MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.8500 | 3115 EAST LION LANE #200 | BEECHERWALKER.COM
f. 801.438.8501 | HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

CONCEPT 3D VIEWS

DRAWING NUMBER
A912

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1 A913 Hotel Perspective View SW Corner

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500 | 3115 EAST LION LANE #200 | BEECHERWALKER.COM
f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

CONCEPT 3D VIEWS

DRAWING NUMBER
A913

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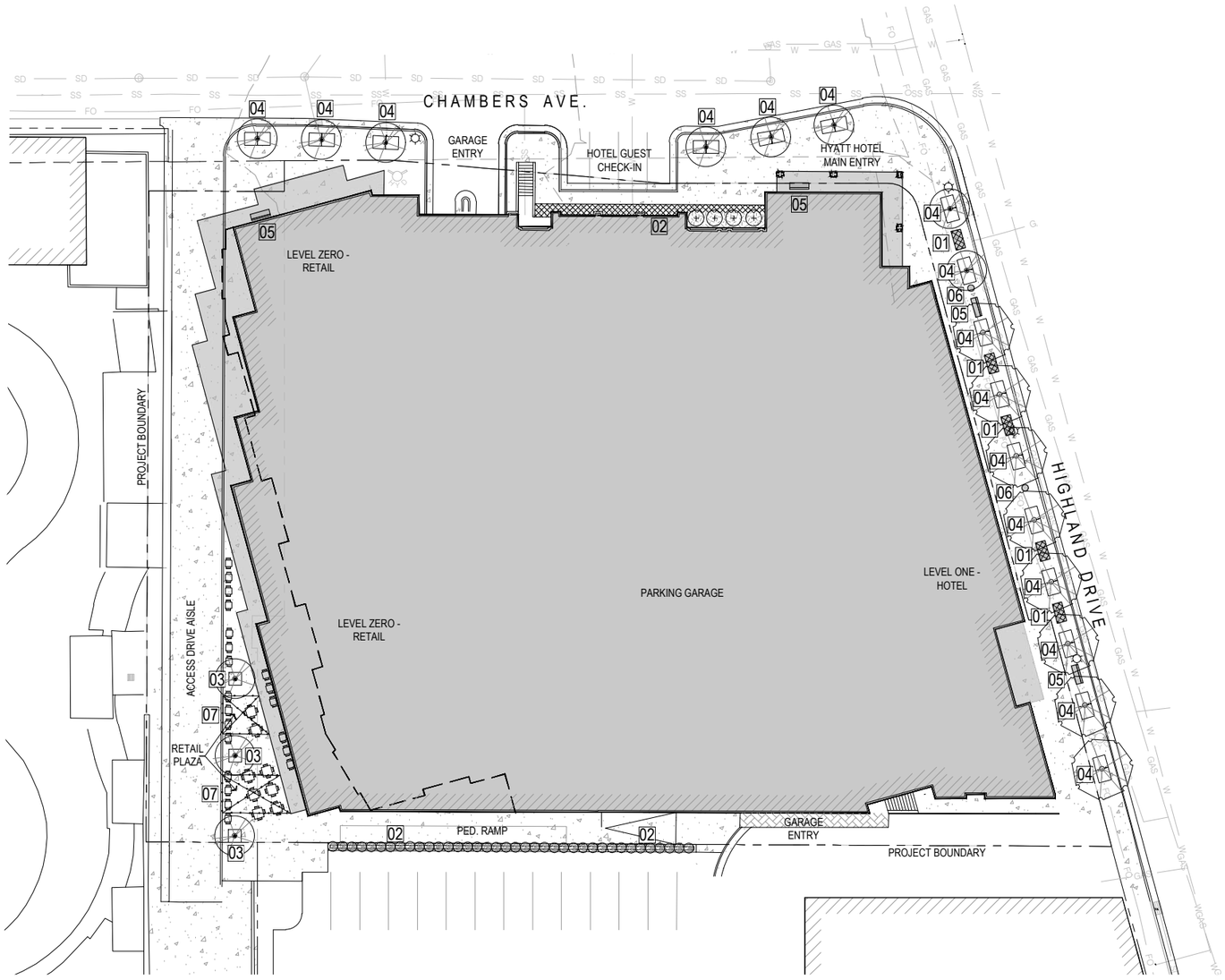


LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		TREES		
	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	45'H X 15'W
	8	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOVA	45'H X 15'W
		ORNAMENTAL GRASS		
	38	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	1 GAL.
		EVERGREEN SHRUBS		
	39	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	1 GAL.
		DECIDUOUS SHRUBS		
+	4	CORNUS ALBA ' BAILHALO'	IVORY HALO DOGWOOD	1 GAL.
		MULCH		
	600 S.F.	DECORATIVE STONE MULCH		3" MIN.

SITE ELEMENTS

01 FREE-STANDING LANDSCAPE PLANTER - 30" HIGH

02 BUILT-IN RAISED PLANTER

03 METAL TREE GRATE - 4' SQUARE

04 METAL TREE GRATE - 4' x 8'

05 BENCH w/ BACK REST

06 DECORATIVE LIGHT POLE

07 CAFE STRING LIGHTS

LANDSCAPE NOTES

1. ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
7. ALL SHRUB, GROUNDCOVER AND PERENNIAL BEDS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
8. SUBMIT TOPSOIL REPORT PREPARED BY A QUALIFIED TESTING LABORATORY PRIOR TO SOIL PLACEMENT.
9. TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
   SAND (0.05 - 2.0 mm Dia.) 20 - 70%
   CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
   THE MAX. RETAINED ON A #10 SIEVE WILL BE 15%.
   pH RANGE OFf 5.5 TO 8.2
   MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
   FREE OF STONE 3/4" OR LARGER
   SOLUBLE SALTS <2 dS/m or mmho/cm
   SODIUM ABSORPTION RATION (sar) <6.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
11. APPLY PRE-EMERGENT TO ALL NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.

A LANDSCAPE PLAN
30" X 42" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

MARK	#	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
	2	SITE PLAN	6.22.2026		
	1	SCHEMATIC	6.18.2026		

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/MO/TXT 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

MILLCREEK COMMON
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

BWA ARCHITECTS
T 801 438 9500
F 801 438 9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER

DWN BY	CHKD BY
STB	STB

LANDSCAPE PLAN

DRAWING NUMBER

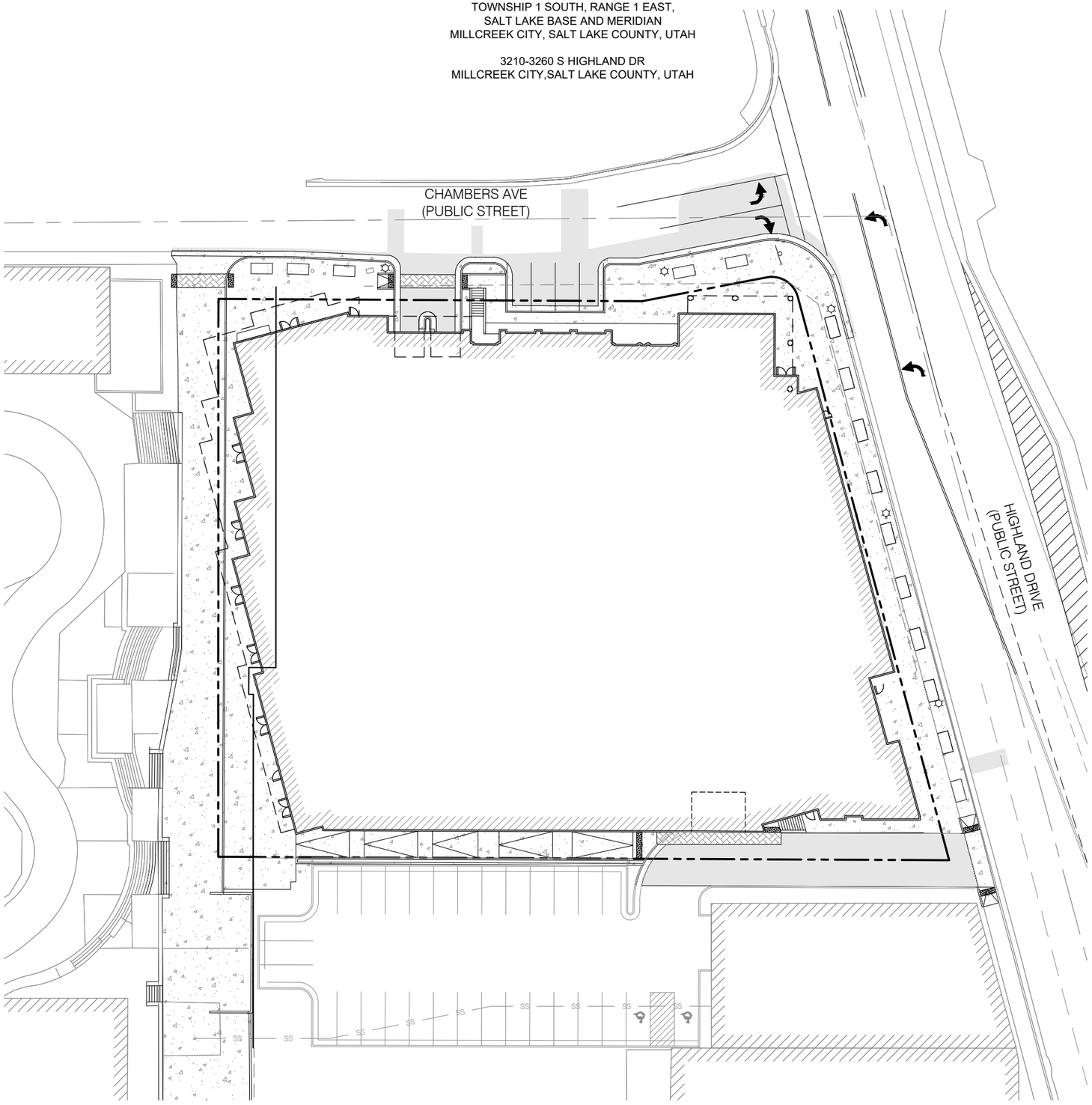
L101

EXHIBIT C
(Civil Plans)

MILLCREEK COMMON EAST

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

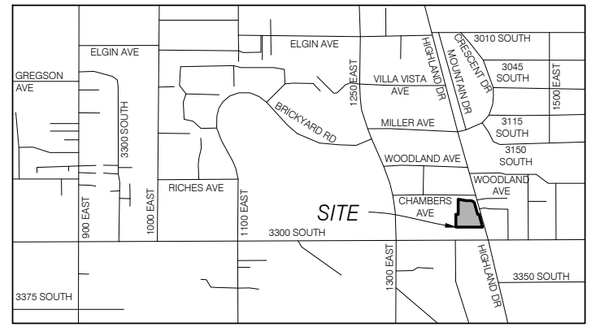
3210-3260 S HIGHLAND DR
MILLCREEK CITY,SALT LAKE COUNTY, UTAH



NORTH

GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
1 inch = 20ft.



VICINITY MAP
N.T.S

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

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES
CDP.01	DEMOLITION PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CPP.01	PLAN & PROFILE
CSS.01	HIGHLAND/ CHAMBERS SIGNAGE & STRIPING PLAN
CSS.02	HIGHLAND/ 3300 SOUTH SIGNAGE & STRIPING PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION

BENCHMARK CIVIL

PROFESSIONAL ENGINEER
6/23/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

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

DRAFT: FAC DATE: 09/25/2025
DESIGN: JHO DATE: 12/09/2025
CHECK: JHO DATE: 12/11/2025

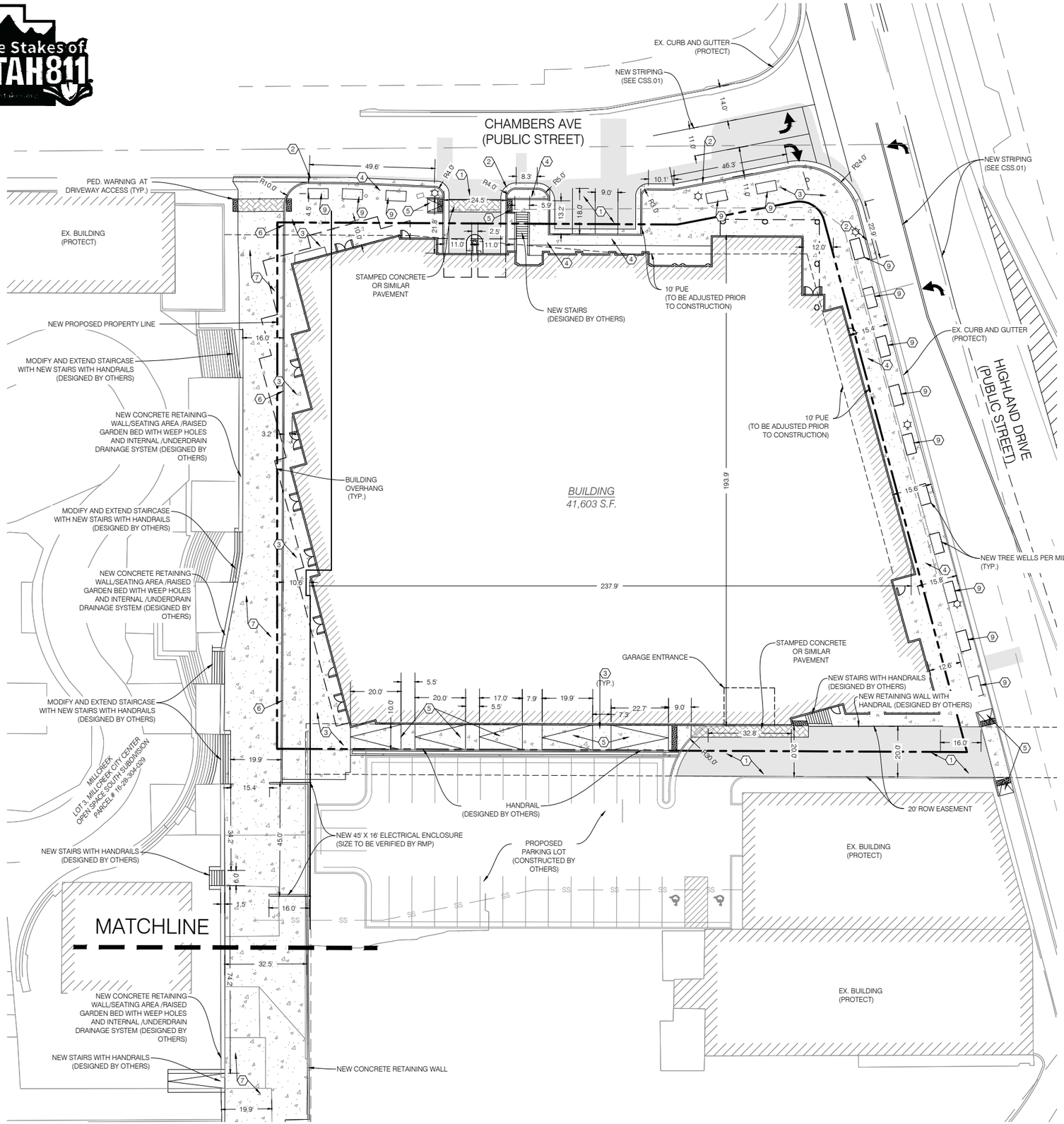
PROJECT NO. 2508142

No.	DATE	DESCRIPTION
1	01/23/26	REVISED PER MILLCREEK CITY COMMENTS
2	04/17/26	REVISED PER NEW BUILDING FOOTPRINT
3	05/08/26	REVISED PER SEWER PLAN & PROFILE DRAWING
4	06/17/26	UTILITY PLAN AND PROFILE FOR MOID APPROVAL
5	06/23/26	REVISED PER MILLCREEK CITY COMMENTS

COVER

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

Blue Stakes of UTAH811



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

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	6	0
TOTAL	6	

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER MILLCREEK STDS #140 "NO.1"	2/CDT.01
3	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
4	SIDEWALK PER MILLCREEK STDS #145 "NO.1"	3/CDT.01
5	ADA RAMP	1/CDT.02
6	6" WIDE CONCRETE RIBBON	
7	CONCRETE PAVEMENT OR CITY APPROVED BRICK W. GRANULAR BASE (A)	1/CDT.01
8	SAWCUT & REPLACE ASPHALT PER UDOT STDS.	
9	4' X 8' TREE GRATE PER MILLCREEK CITY STDS.	

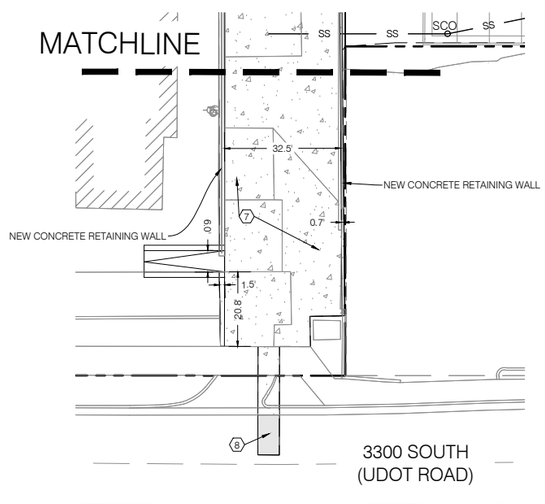
NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY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

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

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

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

NOTE (A)
CONCRETE OR BRICK PATTERN, COLOR, AND MATERIAL TO BE CHOSEN AND APPROVED BY OWNERS AND CITY PRIOR TO FABRICATION OR CONSTRUCTION.



No.	DATE	DESCRIPTION
1	07/22/26	REVISED PER MILLCREEK CITY COMMENTS
2	04/17/26	REVISED PER NEW BUILDING FOOTPRINT
3	03/09/26	REVISED PER SEWER PLAN & PROFILE DRAWING
4	09/17/25	UTILITY PLAN AND PROFILE FOR MOD APPROVAL
5	09/22/25	REVISED PER MILLCREEK CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: TF
DATE: 12/12/2025
DWG. FILE: 2508142_SITE

PROFESSIONAL ENGINEER
6/23/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

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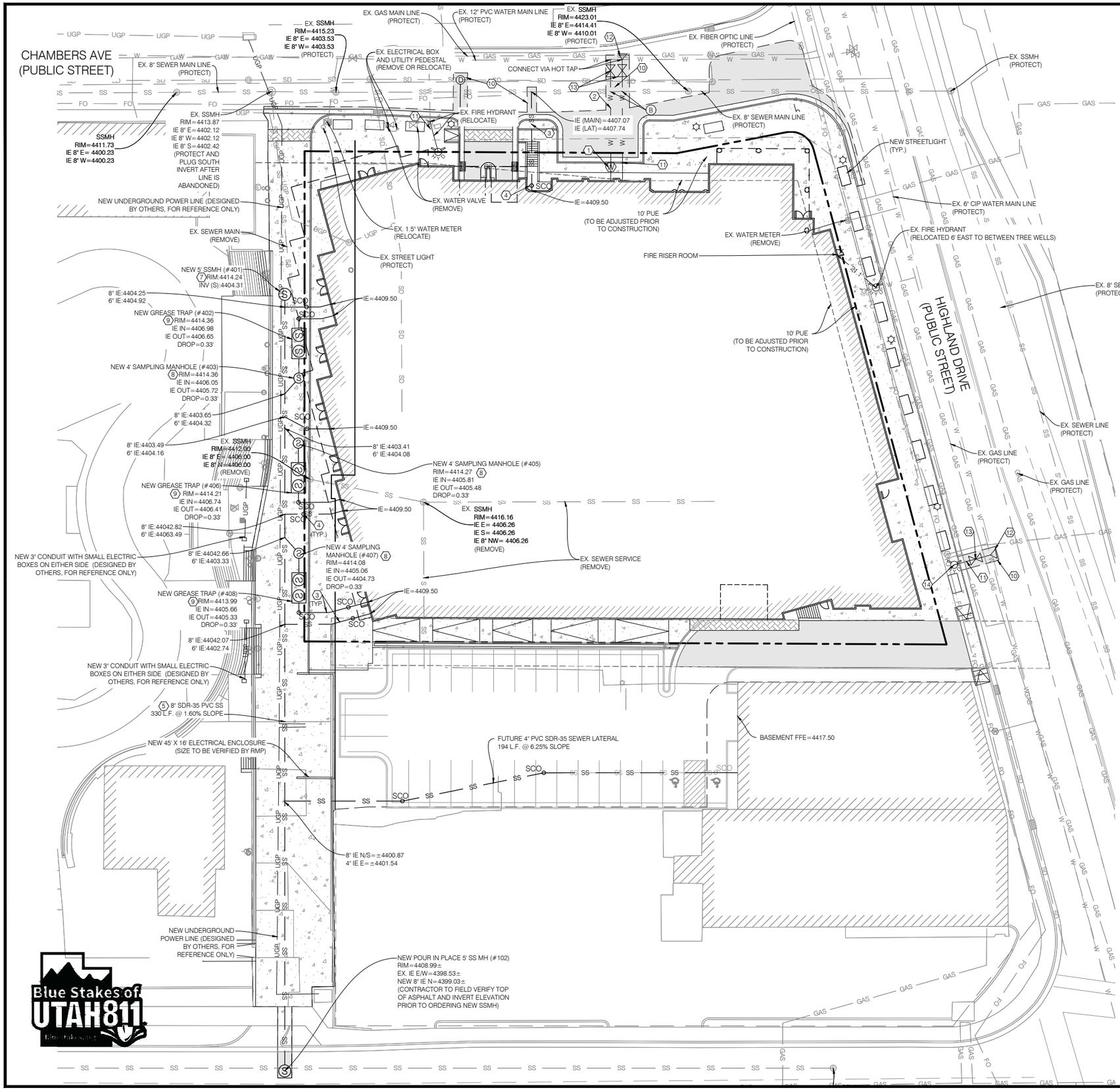
3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

PROJECT NO. 2508142

SITE PLAN

CSP.01
5 OF 14



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

No.	DATE	DESCRIPTION
1	01/02/26	REVISED PER MILLCREEK CITY COMMENTS
2	04/17/26	REVISED PER NEW BUILDING FOOTPRINT
3	05/06/26	REVISED PER SEWER PLAN & PROFILE DRAWING
4	06/17/26	UTILITY PLAN AND PROFILE FOR MOD APPROVAL
5	09/23/26	REVISED PER MILLCREEK CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: JHO
REID/ DREW: TF
DATE: 12/12/2025
DRG FILE: 2508142 SITE

0 0.5 1

CONSTRUCTION KEY NOTE REFERENCE

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

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

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

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

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

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

PROFESSIONAL ENGINEER
6/23/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

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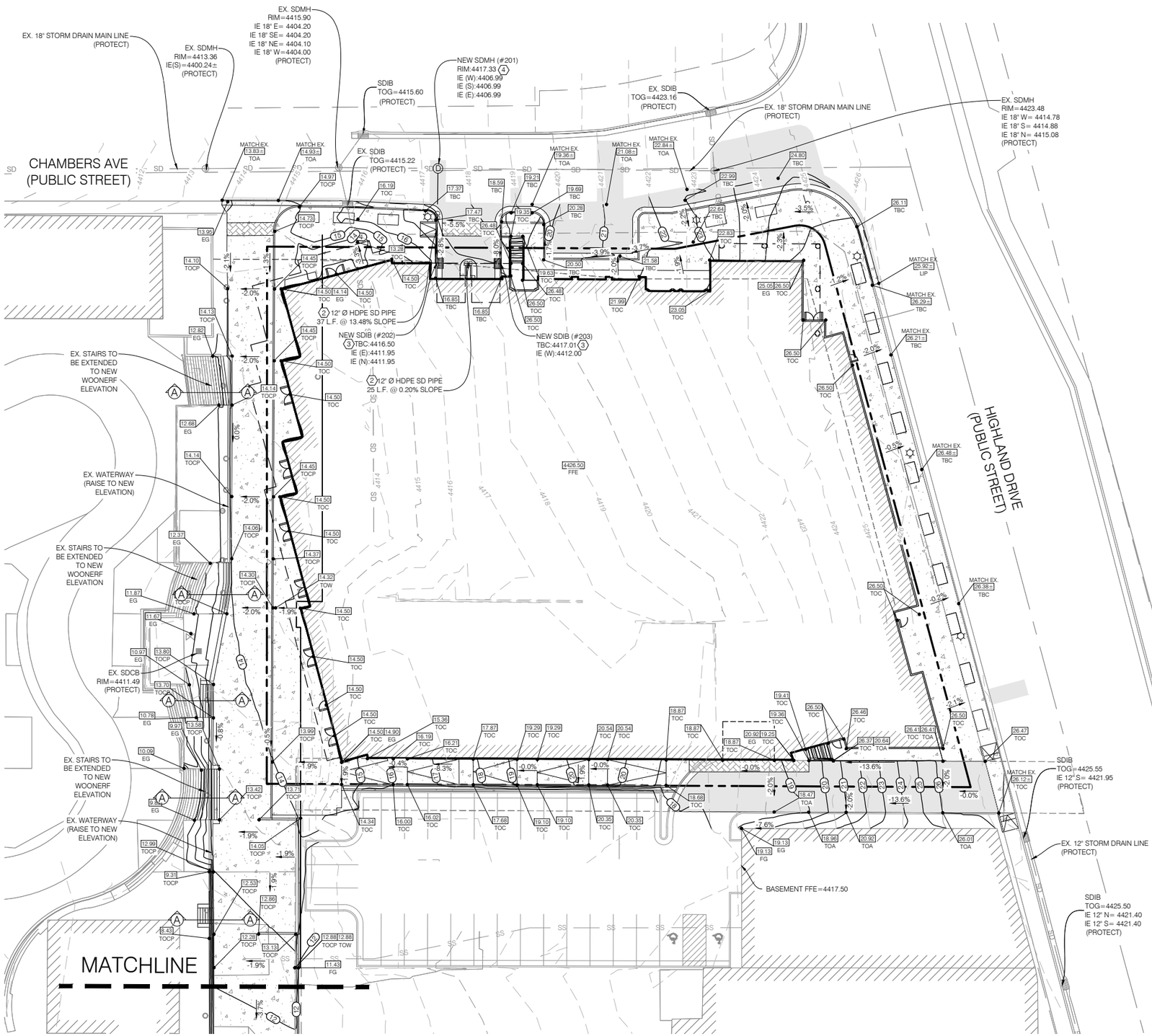
MILLCREEK COMMON
3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

PROJECT NO. 2508142

UTILITY PLAN

CUP.01
6 OF 14

Blue Stakes of UTAH811



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	STORM DRAIN INLET BOX	4/CDT.01
4	STORM DRAIN MANHOLE	

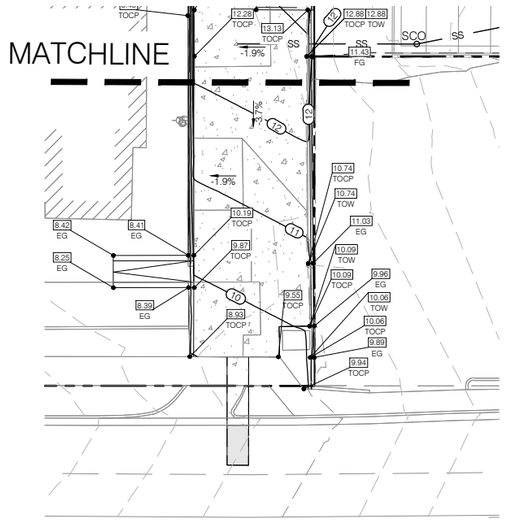
ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

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

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

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

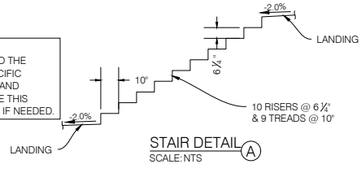
NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED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



Blue Stakes of UTAH 811

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

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



STAIR DETAIL (A)
SCALE: NTS

No.	DATE	DESCRIPTION
1	07/23/25	REVISED PER MILLCREEK CITY COMMENTS
2	08/17/25	REVISED PER NEW BUILDING FOOTPRINT
3	09/26/25	REVISED PER SEWER PLAN & PROFILE DRAWING
4	09/17/25	UTILITY PLAN AND PROFILE FOR MOD APPROVAL
5	09/22/25	REVISED PER MILLCREEK CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: TF
DATE: 12/12/2025
BDMK FILE: 2508142_SITE

PROFESSIONAL ENGINEER
6/23/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

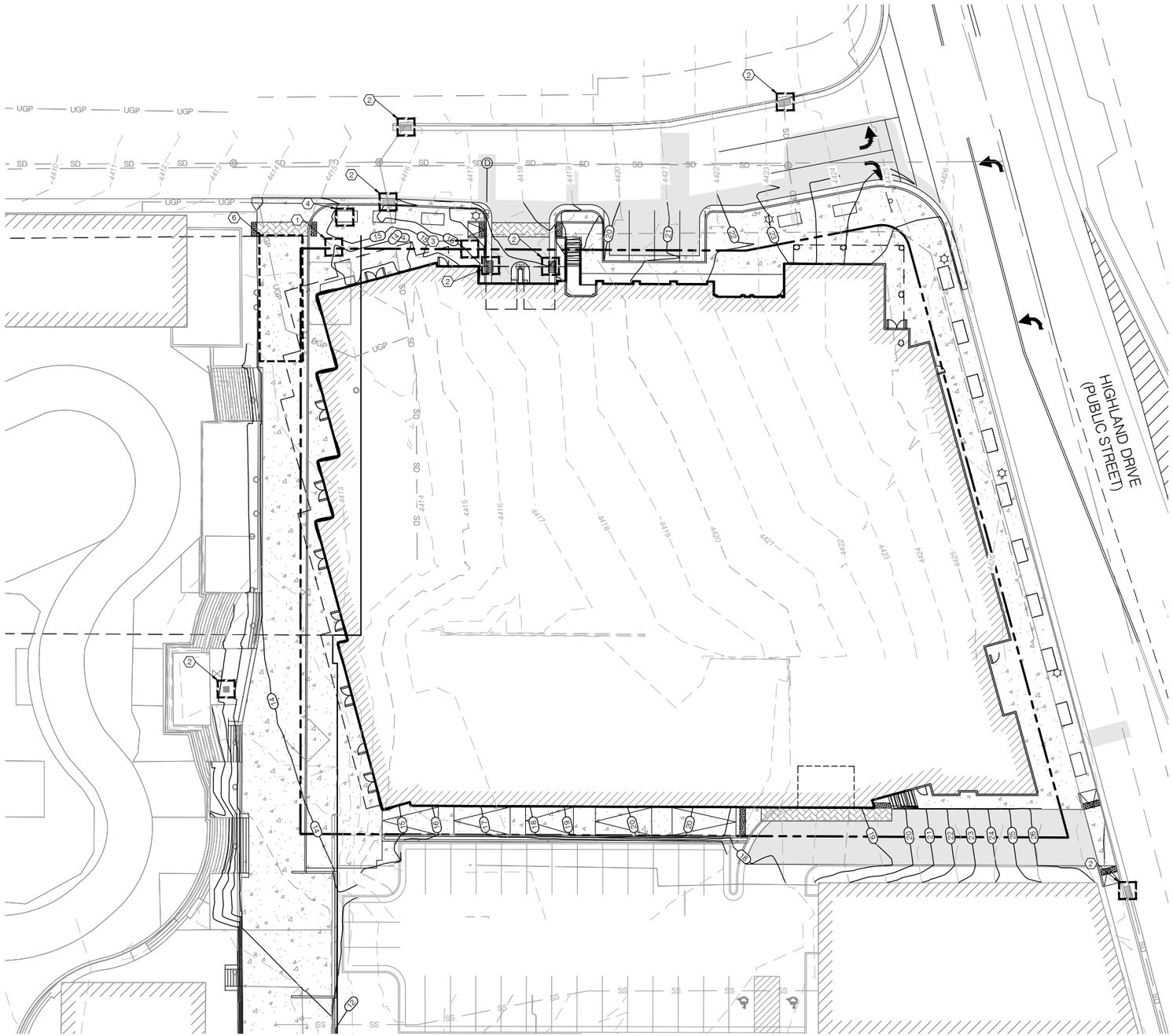
MILLCREEK COMMON

3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

PROJECT NO. 2508142

GRADING & DRAINAGE PLAN

CGD.01
7 OF 14



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

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

No.	DATE	DESCRIPTION
1	01/22/26	REVISED PER MILLCREEK CITY COMMENTS
2	04/17/26	REVISED PER NEW BUILDING FOOTPRINT
3	05/08/26	REVISED PER SEWER PLAN & PROFILE DRAWING
4	06/17/26	UTILITY PLAN AND PROFILE FOR MOD APPROVAL
5	09/22/26	REVISED PER MILLCREEK CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: TF
DATE: 12/12/2025
DRW.FILE: 2508142_SITE

PROFESSIONAL ENGINEER
6/23/26
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BENCHMARK CIVIL

Blue Stakes of UTAH811

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

PROJECT NO. 2508142

EROSION CONTROL PLAN

CEP.01
10 OF 14

EXHIBIT D
(Parking and Access Agreement/Easement)

EXHIBIT E
(Ownership and Maintenance Agreement/Easement)

EXHIBIT F
(Off-Site Improvements)

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

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

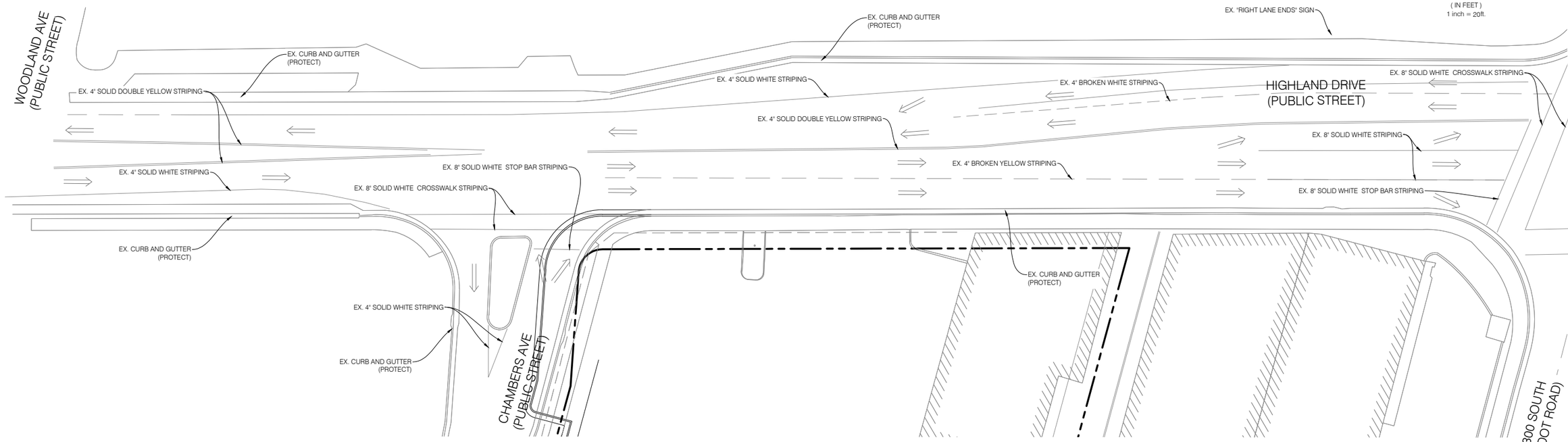
NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH MILLCREEK CITY STANDARDS AND SPECIFICATIONS

DENOTES TRAFFIC FLOW DIRECTION (FOR REFERENCE ONLY, NOT TO BE STRIPED)

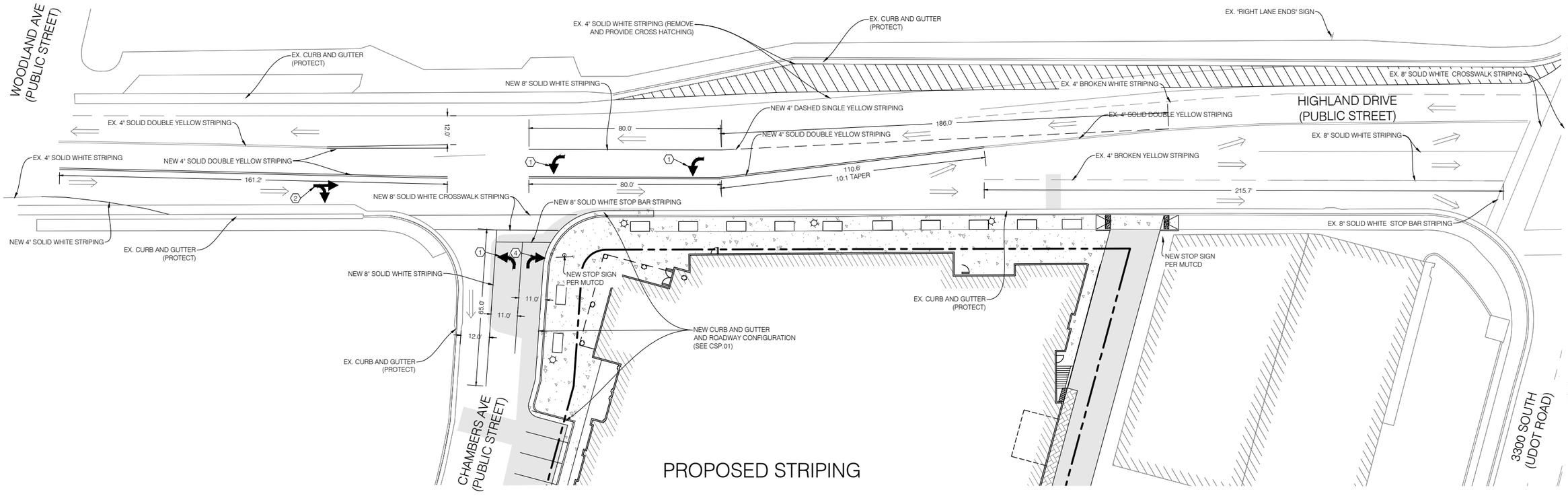
CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	LEFT TURN ARROW PER MUTCD	
2	RIGHT TURN/STRAIGHT ARROW PER MUTCD	
3	LEFT/RIGHT TURN ARROW PER MUTCD	
4	RIGHT TURN ARROW PER MUTCD	

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20ft.



EXISTING STRIPING



PROPOSED STRIPING

No.	DATE	DESCRIPTION
1	07/22/26	REVISED PER MILLCREEK CITY COMMENTS
2	08/17/26	REVISED PER NEW BUILDING FOOTPRINT
3	08/28/26	REVISED PER SEWER PLAN & PROFILE DRAWING
4	09/17/26	UTILITY PLAN AND PROFILE FOR MOD APPROVAL
5	09/22/26	REVISED PER MILLCREEK CITY COMMENTS

SCALE MEASURES 1INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: TF
DATE: 12/12/2025
DWG. FILE: 2508142_SITE

PROFESSIONAL ENGINEER
6/23/26
No. 11366633
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MILLCREEK COMMON
3210 - 3260 S HIGHLAND DR
MILLCREEK CITY, UTAH

PROJECT NO. 2508142

SIGNAGE & STRIPING PLAN

CSS.01
9 OF 14

EXHIBIT G
(Signage Concept Plan)

ART GALLERY
APPAREL
EATERY
INTERNALLY LIT,
WIDTH VARIES
22'-0"
2'-0"
3'-0"
10'-0"
NO LIGHTING
5'-6"
2'-0"
INTERNALLY LIT,
WIDTH VARIES

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

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

ZM-25-003

CITY COUNCIL STAFF REPORT
(Second Reading)

Meeting Date:	July 13, 2026
Re:	East Common Mixed Use
Proposal:	Rezone/Development Agreement Application – **From:** Commercial (C), Commercial w/Zone Condition (C/ZC) and the City Center Overlay Zone (CCOZ) **To:** Commercial (C) and City Center Overlay - Development Agreement (CCOZ-DA)
Property Address:	3232 South Highland Drive (approx.)
Applicant(s):	Millcreek Staff, PEG Development, and Ensign Design
Prepared By:	Brad Sanderson, AICP, Current Planning Manager
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Millcreek Planning Commission. Your consideration can be broad in scope; however your decision should consider prior adopted policies, especially the Millcreek General Plan.

SYNOPSIS:

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

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

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

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

The building will include a five-level parking structure (containing 207 parking stalls). The subterranean level of parking will be designated as private parking, exclusively allocated for the residential condominiums. This parking level will be accessed from Chambers Avenue. The four additional levels of above-ground parking will be shared public and private parking and will be accessed from Highland Drive.

The building includes a five-story hotel comprising of 111 units. The hotel portion of the building will wrap the north and east sides of the parking structure which will abut both Highland Drive and Chambers Avenue. The west side of the building includes 11,300 square feet of ground floor retail/commercial space abutting the Millcreek Common with five stories (25 units) of luxury "for-sale" residential condominiums located above the ground floor retail.

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

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

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

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

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

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

FINDINGS, CONCLUSIONS, & RECOMMENDATIONS:

Findings:

General Plan and City Center Master Plan Findings -

1. The Property is currently within the Commercial (C) Zone and City Center Overlay Zone (CCOZ). One of the smaller parcels, which primarily consists of a portion of the upper east woonerf, includes a zone condition, which states "Building height limited to 42' from original grade to top of building". It is proposed that the zone condition and designation be removed as part of this application.
2. The Millcreek City Center Master Plan was a result of the 2019 Millcreek Together General Plan. The Millcreek Together General Plan envisioned the Property as having:
    a. "The greatest mass, the highest level of development intensity, and sidewalks wide enough to accommodate patio dining and significant pedestrian traffic".
    b. "Land uses in these areas should be flexible and adaptable, with an emphasis on non-residential activity occurring on the ground floors of buildings…." and,
    c. "Taller buildings and higher density land uses will be encouraged".
    d. (2019 Millcreek City Center Master Plan Page 3.12)
3. The Property is listed within the "City Center Mixed-use 1" category, as designated within the General Plan, which states:
    a. The "Mixed-use 1" land use designation envisions retail in walkable, mixed-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the city and region. As well as multifamily condominiums or apartments, hospitality, civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.

4. The Millcreek General Plan enumerates, the following City Center Goals & strategies:
    a. Continue to refine, adapt, and expand the Town/City Center Overlay Zone as the City Center develops and evolves.
    b. Maintain City Codes to support reduced onsite parking, limited parking lot areas between the public right-of-way and buildings, design elements that enhance visual impressions from the street, multi-modal access, and the safety and enjoyment of the on-site pedestrian experience.
    c. Establish a parking management plan to regulate on-street parking that supports business patrons and visitors.
5. The City Center Master plan calls for an avoidance of surface parking lots, and integrated parking structures that are wrapped with active uses (City Center Master Plan Page 5.17)
6. The City Center Master Plan Implementation goals include creating a "new civic center to "include public parking to serve business and civic needs within Mill Park and other community investments that would bring activity to the City Center area" (City Center Master Plan Page 6.7).
7. The City Center Master Plan Implementation goals (phase 3) advocate for additional mixed and diverse land uses, including hotels and art galleries: "Hotels often are required to support Utah's tourism industry and Millcreek has the opportunity to participate in this aspect of the economy,

particularly as residential and office uses in the City Center increase. Museums and art galleries could support Millcreek's existing cultural identity (City Center Master Plan Page 6.9). The application includes, among other things, a hotel and an opportunity for an existing art gallery to relocate within the City Center, along Millcreek Common.

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

Millcreek Code Findings -

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

Property & Proposal Findings -

16. The development agreements should primarily relate to the design and development of the property. Because development agreements often expire certain agreements are best made as separate agreements, independent from the development agreement. Such items may include ownership, access and parking, utilities, maintenance, liability, cost, timing of construction, easements, etc.,
17. A 10-foot-wide sidewalk along Highland Drive, tree-line streets, plus added plazas and paseos will be among some of the public improvements made to all abutting right of way, the Millcreek Common and the south side of the building.
18. Some off-site improvements will be made to Chambers Avenue and Highland Drive as proportionately related to impacts from this development as recommended by the Fehr and Peers Traffic Impact Study TIS. Millcreek plans to make more extensive improvements to larger portions of Highland beginning 2030-2032.
19. While the building does have some stebacks along Highland Drive and Millcreek Common, the building does not fully meet the minimum stepbacks, as prescribed within MKZ 18.47.070.D. As such, an exception is being requested by way of development agreement.
20. The drive aisle widths within the parking structure are also proposed as being reduced four inches (4") from the standard 24 feet to 23'-8" due to internal shear walls being 4" thicker than originally anticipated.
21. The hotel and ground floor retail spaces will primarily be limited to wall and awning signage; however, a portion of the building's east facades is intended to be used for a public "Millcreek Common" destination sign. Millcreek's sign code allows for projecting/blade signs but limits the size to twelve (12) square feet. Millcreek's sign code allows for a 26 foot-tall and up to 288 square foot district sign. A district sign was intended to be installed within the 'pork-chop' area on Chambers Ave. An "in-lieu-of" exception is being requested by way of development agreement to allow a 100 square foot projecting blade sign to be wall mounted near the northeast corner of the building. Details of this sign have yet to be formalized, but a digital sign face will be prohibited, and it will likely be similar to the Millcreek Common sign atop the Adventure Hub building.
22. Ownership, easements, parcel consolidation and right of way (ROW) alignments, including vacation and dedication of ROW, will be considered through a subsequent subdivision plat review.
23. Portions on the roof will be designated for some mechanical, solar and cellular equipment. Detailed locations, size and type have not been provided however it is not anticipated these will violate CCOZ requirements. ownership and maintenance will be included as part of a separate agreement between the Partnership.
24. A more extensive review of building design materials/colors, utilities, grading, landscaping, etc. will be further reviewed and analyzed through a site plan application.
25. One of the parcels is currently used as a small private athletic gym with approximately 20 surface parking stalls, while the other parcels are entirely used as a surface parking lot, comprising of 70 parking stalls.
26. Approximately 13 parking stalls located along the upper east woonerf will also be eliminated because of the proposed building and due to the relocation and upsizing of the mechanical and dumpster enclosure.
27. Once completed the new parking structure will accommodate parking for the new uses (commercial, hotel and residential condominiums) as well as restore and add public parking for the general public.
28. A new shared parking structure, next to and part of the city office building, will become available early summer of 2026, which is intended to temporarily offset the loss of the entire east surface parking lot once construction begins.
29. A third-party traffic firm has conducted a traffic study to analyze impact of the development proposal in relationship to current developments and other concepts proposals within the city center vicinity. Among other things, this study recommended some improvements to be made to both Highland and

Chambers Avenue. Some improvements will be made to both Highland Drive and Chambers Avenue prior to completion of the building, however more extensive improvements to Highland Drive are tentatively scheduled for 2030-2032. The traffic analysis and recommendations is included as an appendix to this staff report.

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

Public Outreach Findings-

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

Conclusions:

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

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

Recommendations:
Based on the findings and conclusions listed above;

- Staff recommends that the City Council take additional comments at a public hearing, and approve file number ZM-25-003 removing an existing zone condition, and Rezone the Property to the City Center Overlay Zone-Development Agreement (CCOZ-DA) Zone, subject to a development agreement containing certain terms and exceptions as presented outlined and presented within this report; unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

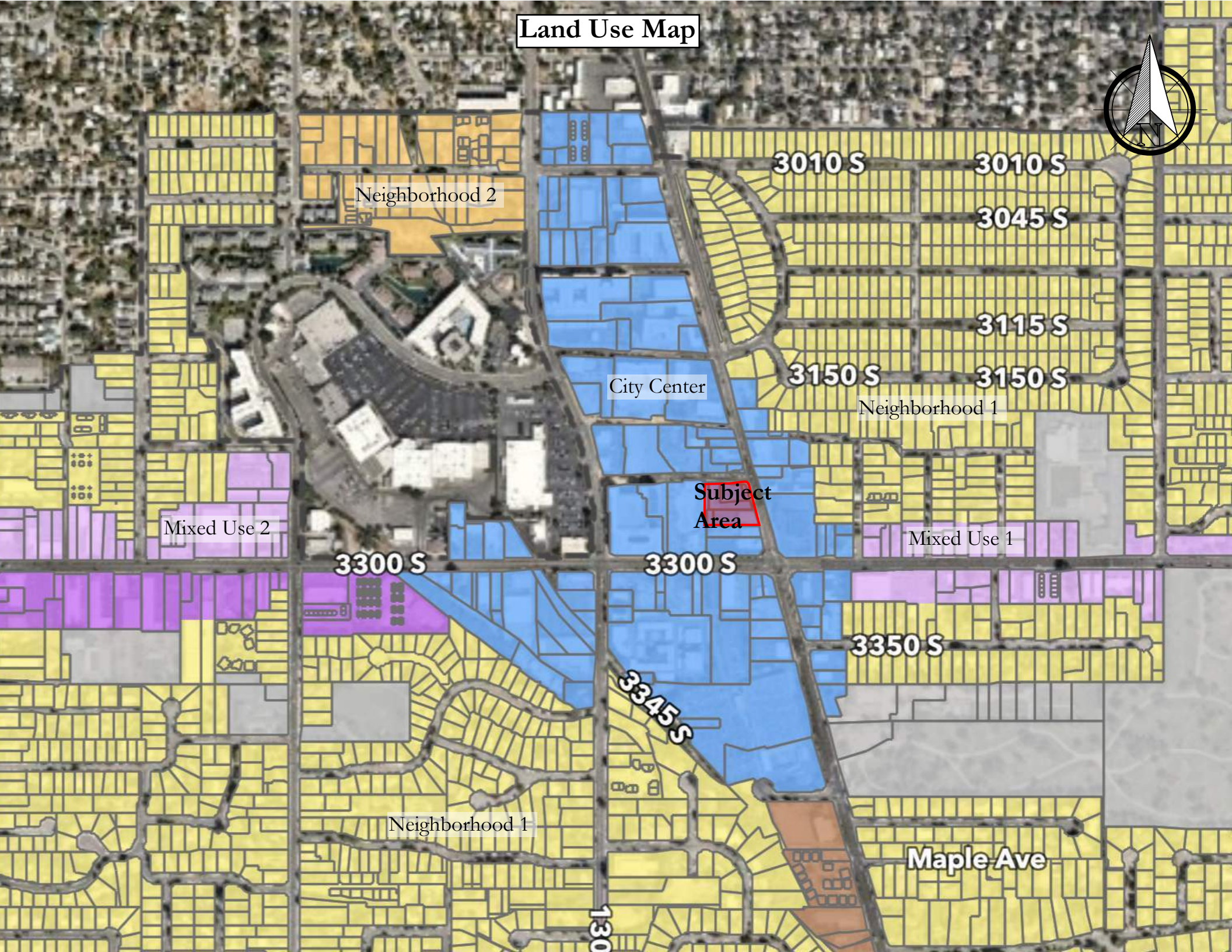
- The Millcreek Planning Commission held a public hearing on February 18, 2026. Upon receiving public comment and considering the proposal, Commissioner Soule moved to recommend approval of file number ZM-25-003, removing all the existing zone conditions and rezoning the property to the City Center Overlay Development Agreement Zone (CCOZ-DA) subject to the terms and exceptions of the development agreement, as presented by staff. Commissioner Anderson seconded.

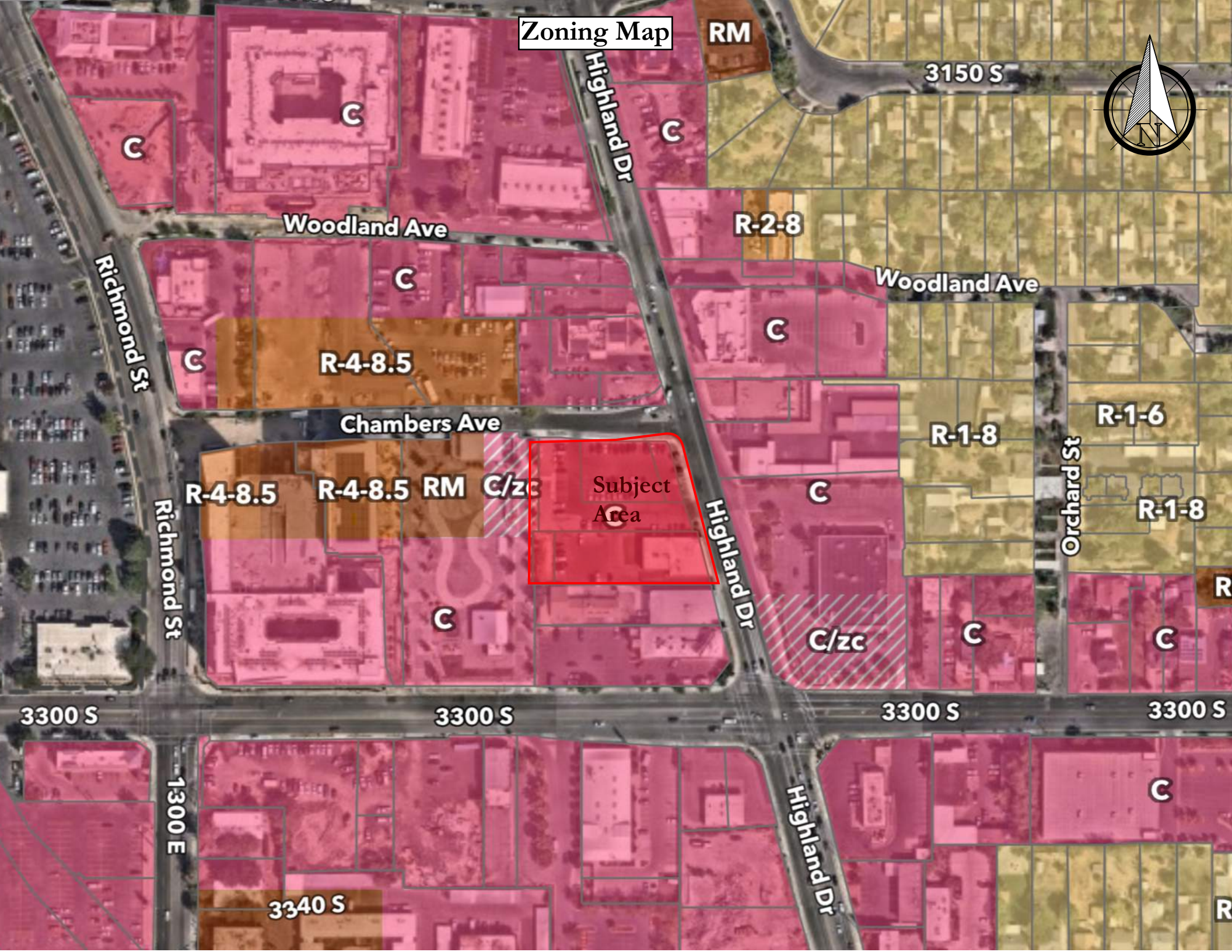
  Chair LaMar called for the vote. Chair LaMar voted yes, Commissioner Anderson voted yes, Commissioner Burgess voted yes, Commissioner Lofgren voted yes, Commissioner Reid voted yes, Commissioner Richardson voted yes, Commissioner Soule voted yes, and Commissioner Wright voted yes. **The motion passed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

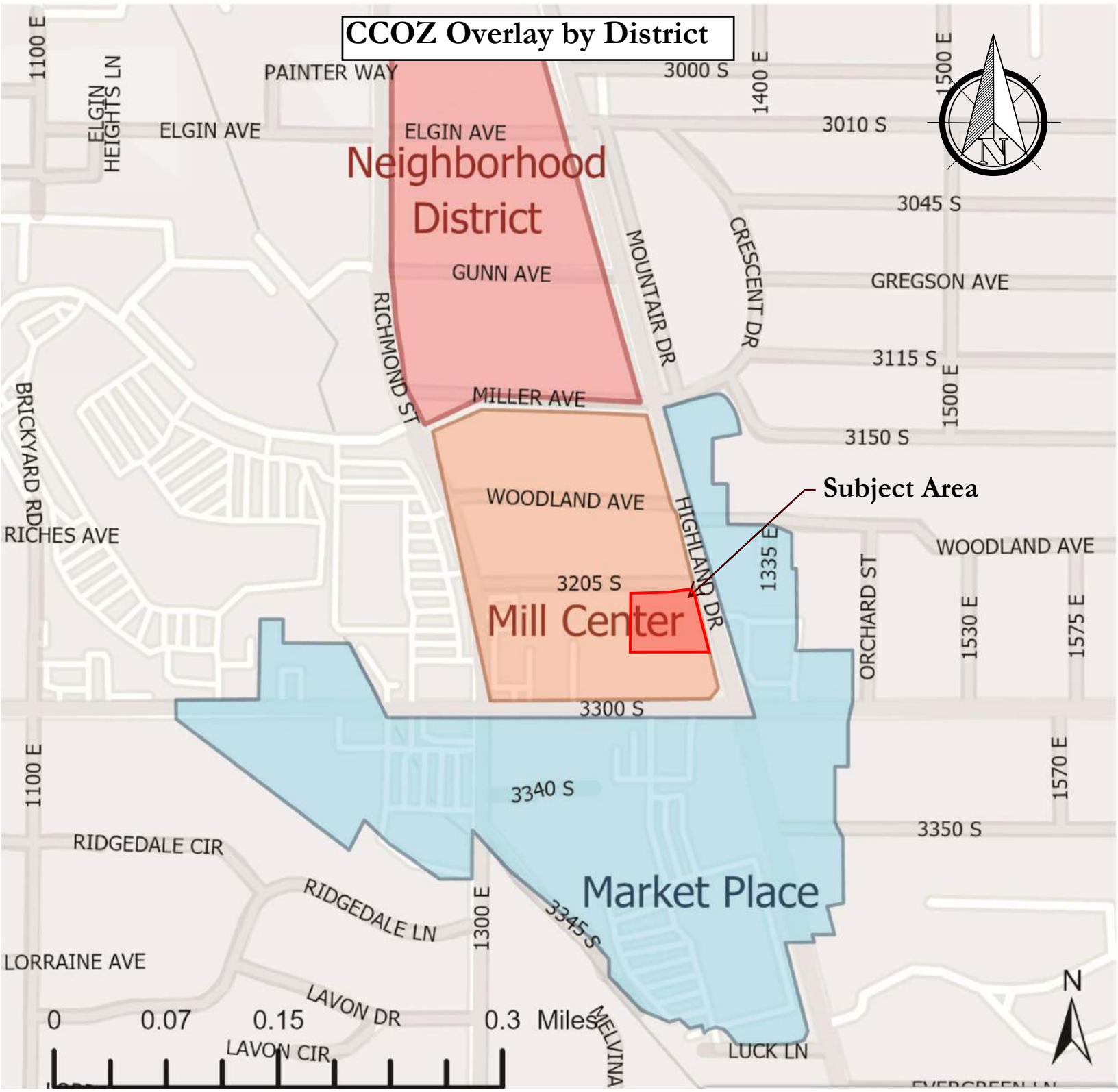
SUPPORTING DOCUMENTS:

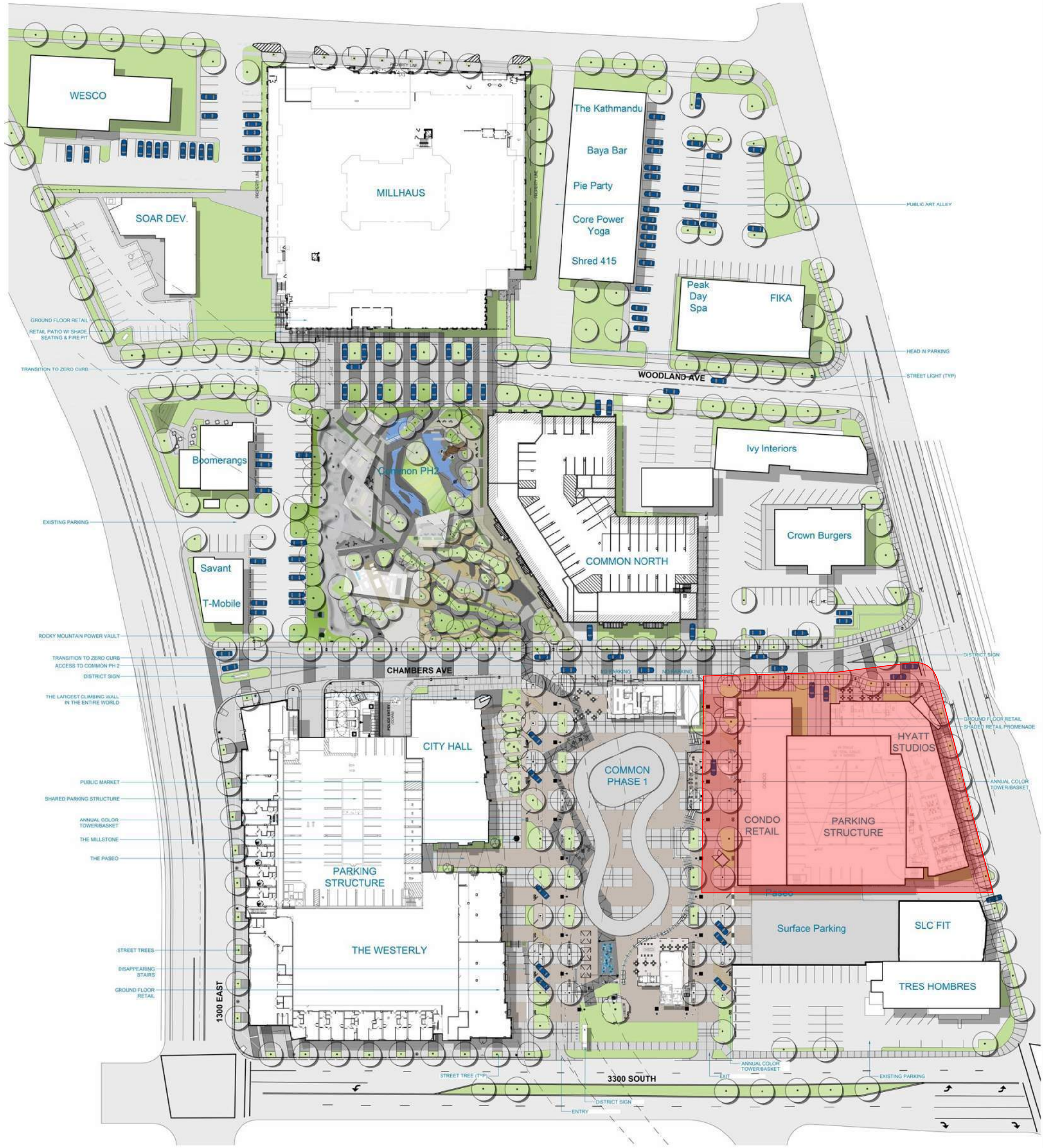
- Maps (Aerial, Future Land Use and Zoning)
- City Center Concept & Renderings
- Concept Plans (Site Plan, Building Elevations and Rendering)
- Traffic Impact Study - Fehr & Peers Executive Summary
- Development Agreement and Ordinance.

Aerial Map
Woodland Ave
Highland Dr
1335 E
Subject Property
Chambers Ave
Highland Dr
3300 S
3300 S


Land Use Map
N
3010 S
3010 S
Neighborhood 2
3045 S
3115 S
3150 S
3150 S
City Center
Neighborhood 1
Subject Area
Mixed Use 2
Mixed Use 1
3300 S
3300 S
3350 S
3345 S
Neighborhood 1
Maple Ave


Zoning Map
RM
3150 S
Highland Dr
C
Woodland Ave
R-2-8
Richmond St
R-4-8.5
Chambers Ave
R-1-6
R-1-8
Orchard St
Subject Area
C/zc
3300 S
1300 E
3340 S


CCOZ Overlay by District
Neighborhood District
Mill Center
Market Place
Subject Area
PAINTER WAY
ELGIN AVE
ELGIN HEIGHTS LN
GUNN AVE
MILLER AVE
WOODLAND AVE
RICHMOND ST
MOUNTAIR DR
CRESCENT DR
HIGHLAND DR
ORCHARD ST
BRICKYARD RD
RICHES AVE
RIDGEDALE CIR
RIDGEDALE LN
LORRAINE AVE
LAVON DR
LAVON CIR
MELVINA
LUCK LN
EVERGREEN LN
3000 S
3010 S
3045 S
3115 S
3150 S
3205 S
3300 S
3340 S
3345 S
3350 S
1100 E
1300 E
1335 E
1400 E
1500 E
1530 E
1570 E
1575 E
GREGSON AVE
0
0.07
0.15
0.3 Miles
N



MILLCREEK COMMON

FEBRUARY 20, 2025

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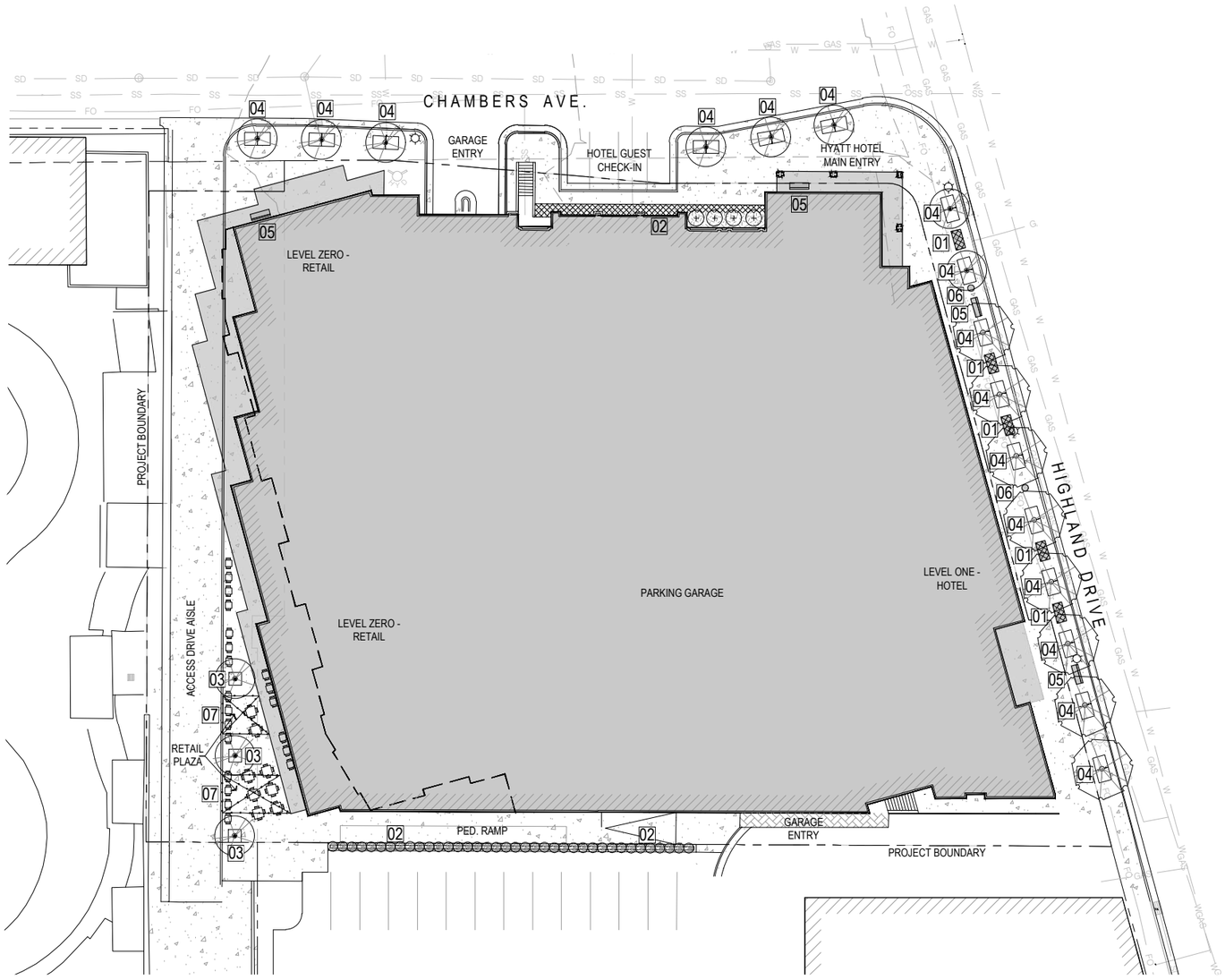

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		TREES		
	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	45'H X 15'W
	8	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOVA	45'H X 15'W
		ORNAMENTAL GRASS		
	38	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	1 GAL.
		EVERGREEN SHRUBS		
	39	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	1 GAL.
		DECIDUOUS SHRUBS		
+	4	CORNUS ALBA ' BAILHALO'	IVORY HALO DOGWOOD	1 GAL.
		MULCH		
	600 S.F.	DECORATIVE STONE MULCH		3" MIN.

SITE ELEMENTS

01 FREE-STANDING LANDSCAPE PLANTER - 30" HIGH

02 BUILT-IN RAISED PLANTER

03 METAL TREE GRATE - 4' SQUARE

04 METAL TREE GRATE - 4' x 8'

05 BENCH w/ BACK REST

06 DECORATIVE LIGHT POLE

07 CAFE STRING LIGHTS

LANDSCAPE NOTES

1. ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
7. ALL SHRUB, GROUNDCOVER AND PERENNIAL BEDS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
8. SUBMIT TOPSOIL REPORT PREPARED BY A QUALIFIED TESTING LABORATORY PRIOR TO SOIL PLACEMENT.
9. TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
   SAND (0.05 - 2.0 mm Dia.) 20 - 70%
   CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
   THE MAX. RETAINED ON A #10 SIEVE WILL BE 15%.
   pH RANGE OFf 5.5 TO 8.2
   MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
   FREE OF STONE 3/4" OR LARGER
   SOLUBLE SALTS <2 dS/m or mmho/cm
   SODIUM ABSORPTION RATION (sar) <6.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
11. APPLY PRE-EMERGENT TO ALL NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.

A LANDSCAPE PLAN
30" X 42" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

MARK	#	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
	2	SITE PLAN	6.22.2026		
	1	SCHEMATIC	6.18.2026		

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/MO/TXT 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

SCOTT THOMAS BLAKE — STATE OF UTAH — REGISTERED LANDSCAPE ARCHITECT

MILLCREEK COMMON
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

BWA ARCHITECTS
T 801 438 9500
F 801 438 9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER

DWN BY	CHKD BY
STB	STB

LANDSCAPE PLAN

DRAWING NUMBER
L101

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A1 A099 LEVEL -1 STORAGE FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

GYM PARKING SCHEDULE

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

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

C1 A201

#	REV. DATE	REV. DESCRIPTION

MARK	ISS. DATE	ISSUE DESCRIPTION

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 3115 EAST LION LANE #200
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHK'D BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 00 FLOOR PLAN

DRAWING NUMBER
A099

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A1 A100 LEVEL 0 PARKING - RETAIL
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
8' x 16' COMPACT	4
8' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
8' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
8' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
8' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

GYM PARKING SCHEDULE

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

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
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	8,443 SF
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UNIT C1	1,604 SF
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UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY.
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER 565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 0 FLOOR PLAN

DRAWING NUMBER A100

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A1 / A101 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
	64 / 64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
	45 / 45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
	46 / 46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
	44 / 44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
	8 / 8
TOTAL	207

GYM PARKING SCHEDULE

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

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
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BREAKROOM	163 SF
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HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
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HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
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NAME	AREA
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UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

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A1 / A103 LEVEL 3 CONDOS
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60" LEFT ACCESS	1
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60" RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
585.2501

DWN BY: Author | CHKD BY: Checker

SCHEMATIC DESIGN

LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A103

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A1 A104 LEVEL 4 CONDOS
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60° LEFT ACCESS	1
9' x 18' - STALL ADA 60° RIGHT ACCESS	2
9' x 18' - STALL ADA 108° RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60° RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
KITCHEN	232 SF
LAUNDRY	634 SF
BREAKROOM	163 SF
BATHROOM	73 SF
FIRE RISER	32 SF
MECH	195 SF
GM	130 SF
	1,460 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 3 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
COMPUTER	70 SF
ELEC.	15 SF
	467 SF
LEVEL 4 PARKING	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
ELEC.	15 SF
COMPUTER	70 SF
	467 SF
LEVEL 5	
HOUSE KEEPING	322 SF
ICE/TRASH	60 SF
STORAGE	70 SF
ELEC.	15 SF
POOL EQUIPMENT ROOM	140 SF
	607 SF
TOTAL	3,469 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,485 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,443 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
TOTAL	42,215 SF

GUESTROOM MATRIX...

NAME	QTY.
LEVEL 1 PARKING & CONDOS	
KSS	4
KSS-C	1
QQSS	5
QQSS-M	1
QQSSA-R	1
12	
LEVEL 2 PARKING & CONDOS	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 3 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 4 PARKING	
KSS	8
KSS-C	2
QQSS	8
QQSS-M	1
QQSSA-T	1
20	
LEVEL 5	
KSS	24
KSS-C	2
KSS-M	1
KSSA-M	1
KSSA-T	1
QQSS	8
QQSS-M	1
QQSSA-T	1
39	
TOTAL: 111	

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 4 FLOOR PLAN

DRAWING NUMBER
A104

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PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 60° LEFT ACCESS	1
9' x 18' - STALL ADA 60° RIGHT ACCESS	2
9' x 18' - STALL ADA 108° RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	11
64	64
LEVEL 1 PARKING & CONDOS	
9' x 16' COMPACT	4
9' x 22' - PARALLEL	3
9' x 18' - 90 DEGREE	31
9' x 18' - STALL ADA 60° RIGHT ACCESS	2
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
45	45
LEVEL 2 PARKING & CONDOS	
9' x 16' COMPACT	5
9' x 18' - 90 DEGREE	41
46	46
LEVEL 3 PARKING	
9' x 16' COMPACT	6
9' x 18' - 90 DEGREE	38
44	44
LEVEL 4 PARKING	
9' x 16' COMPACT	1
9' x 18' - 90 DEGREE	7
8	8
TOTAL	207

BOH SCHEDULE

NAME	AREA

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 2 PARKING & CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 3 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 4 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,486 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,444 SF
LEVEL 5 CONDOS	
UNIT C1	1,604 SF
UNIT C2	1,491 SF
UNIT C3	1,793 SF
UNIT C4	1,847 SF
UNIT C5	1,713 SF
	8,448 SF
TOTAL	42,224 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	2,698 SF
RETAIL	3,516 SF
RETAIL	2,738 SF
RETAIL	2,366 SF
TOTAL	11,318 SF

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

A1 / A105 LEVEL 5 CONDOS
3/32" = 1'-0"

MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500
f. 801.438.9501
315 EAST LION LANE, #200 | BEECHERWALKER.COM
HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

LEVEL 5 FLOOR PLAN

DRAWING NUMBER
A105

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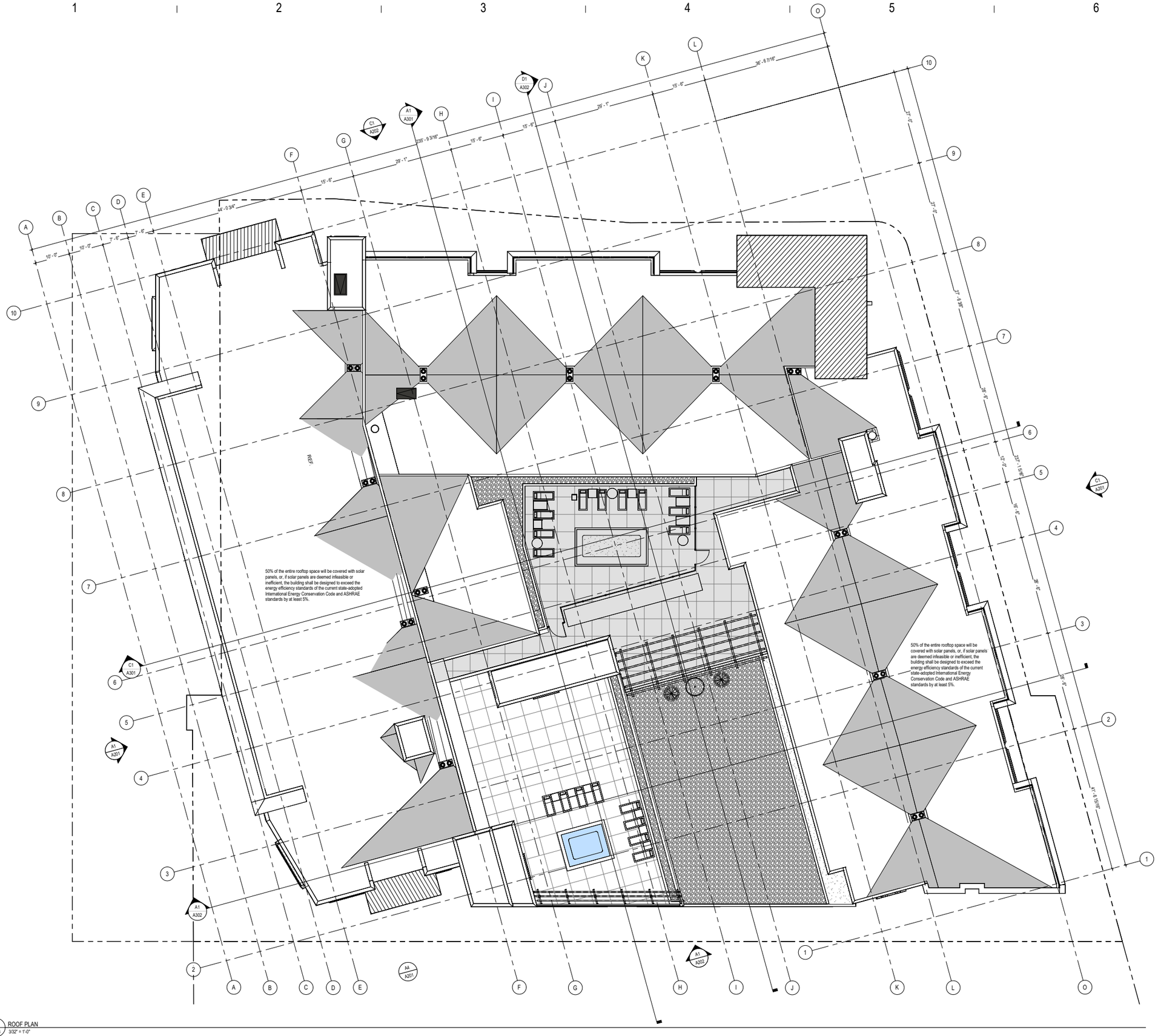

A1 A106 ROOF PLAN
3/32" = 1'-0"

OVERALL

ROOF BOUNDARY AREA CALCULATION	
LOCATION OF AREA TAKEN	AREA TAKEOFF (GROSS)
ROOF	40344.2
AMENITY SPACE	11734.25

40,344.2 - 11,734.25 = 28,609.95 SF
29.09% AMENITY SPACE

HOTEL

ROOF BOUNDARY AREA CALCULATION - HOTEL	
AREA LOCATION.	AREA TAKEOFF.
HOTEL ROOF	X
HOTEL AMENITY DECK	7156.1

16,291.78 - 7,156.1 = 9,135.68 SF
X% AMENITY SPACE

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o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

ROOF PLAN

DRAWING NUMBER
A106

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C1 / A201 EAST ELEVATION
3/32" = 1'-0"

A1 / A201 WEST ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES:

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

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS BY ORIENTATION -...

MATERIAL	AREA	%
EAST		
*FIBER CEMENT PANEL (AGED PEWTER)	434 SF	4%
*THIN BRICK 1 (STAIRS)	237 SF	2%
*THIN BRICK 3 (HOTEL)	6,745 SF	64%
WOOD - WALL SHEATHING - EXTERIOR	3,104 SF	30%
	10,520 SF	100%
NORTH		
*FIBER CEMENT PANEL (AGED PEWTER)	1,107 SF	14%
*THIN BRICK 1 (STAIRS)	835 SF	11%
*THIN BRICK 3 (HOTEL)	3,087 SF	40%
WOOD - WALL SHEATHING - EXTERIOR	2,659 SF	35%
	7,688 SF	100%
SOUTH		
*FIBER CEMENT PANEL (AGED PEWTER)	175 SF	3%
*THIN BRICK 1 (STAIRS)	502 SF	9%
*THIN BRICK 3 (HOTEL)	4,298 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	879 SF	15%
	5,854 SF	100%
WEST		
*THIN BRICK 1 (STAIRS)	154 SF	6%
*THIN BRICK 3 (HOTEL)	1,740 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	500 SF	21%
	2,393 SF	100%
APPROXIMATE TOTAL S.F.	26,456 SF	

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
*CONCRETE - CAST IN PLACE (EXPOSED)	7,793 SF	11%
*CONCRETE SKIN PANEL	3,450 SF	5%
*FIBER CEMENT PANEL (AGED PEWTER)	1,716 SF	2%
*METAL - ACM PANEL	1,137 SF	2%
*RIBBED STONE	6,350 SF	9%
*SANDSTONE BLOCK	2,064 SF	3%
*THIN BRICK 1 (STAIRS)	6,989 SF	10%
*THIN BRICK 2 (CONDOS)	8,406 SF	12%
*THIN BRICK 3 (HOTEL)	23,013 SF	33%
WOOD - WALL SHEATHING - EXTERIOR	8,288 SF	12%
TOTAL:	69,205 SF	100%

WINDOW AREA - HOTEL		
WINDOW AREA	BUILDING	Workset
EAST		
2,912 SF	THIN BRICK	HOTEL
640 SF	FIBER CEMENT	HOTEL
NORTH		
1,042 SF	THIN BRICK	HOTEL
1,864 SF	FIBER CEMENT	HOTEL
SOUTH		
392 SF	THIN BRICK	HOTEL
100 SF	FIBER CEMENT	HOTEL
WEST		
448 SF	THIN BRICK	HOTEL
7,398 SF		

STOREFRONT AREA	
ORIENTATION	STOREFRONT AREA
EAST	1,041 SF
NORTH	1,062 SF
SOUTH	210 SF
WEST	1,301 SF

EXTERIOR MATERIALS LEGEND

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

#	REV. DESCRIPTION	REV. DATE
#	ISS. DESCRIPTION	ISS. DATE
MARK		

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Architecture/Interiors
o. 801.438.9500 f. 801.438.9501
3115 EAST LION LANE, #200 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

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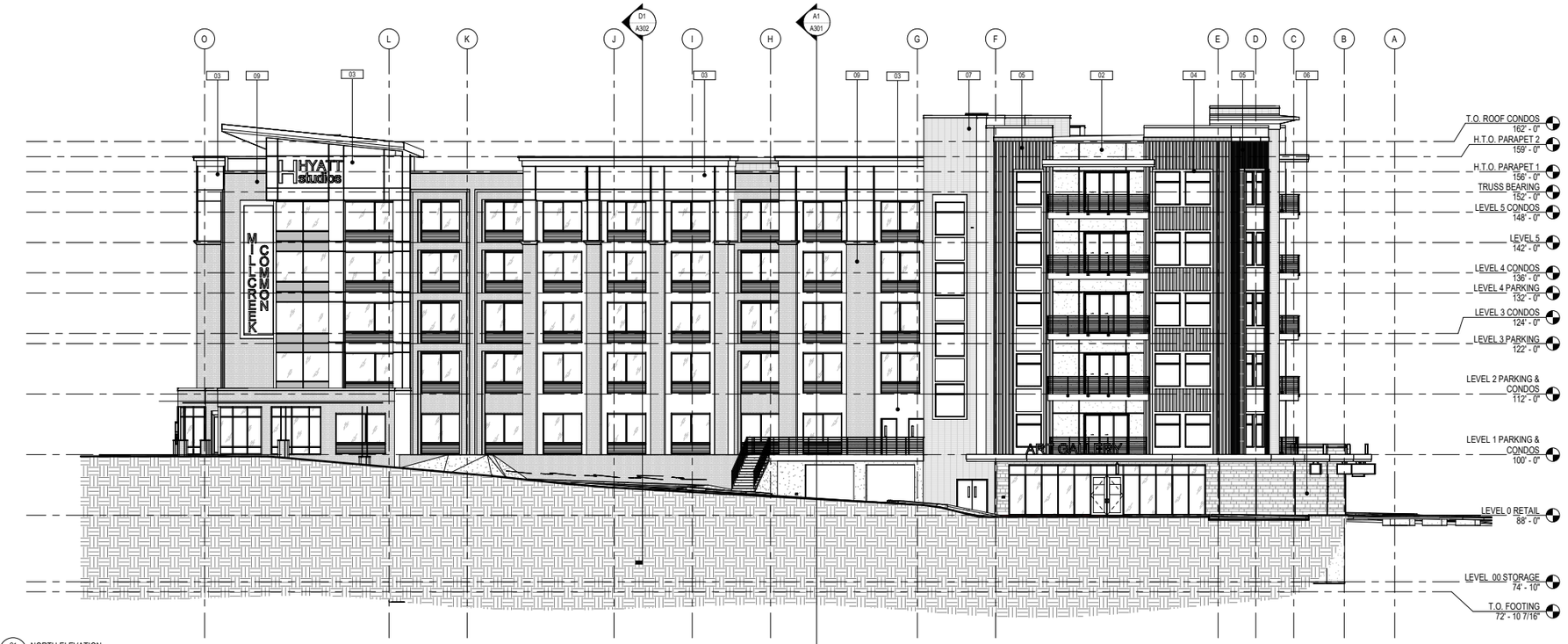
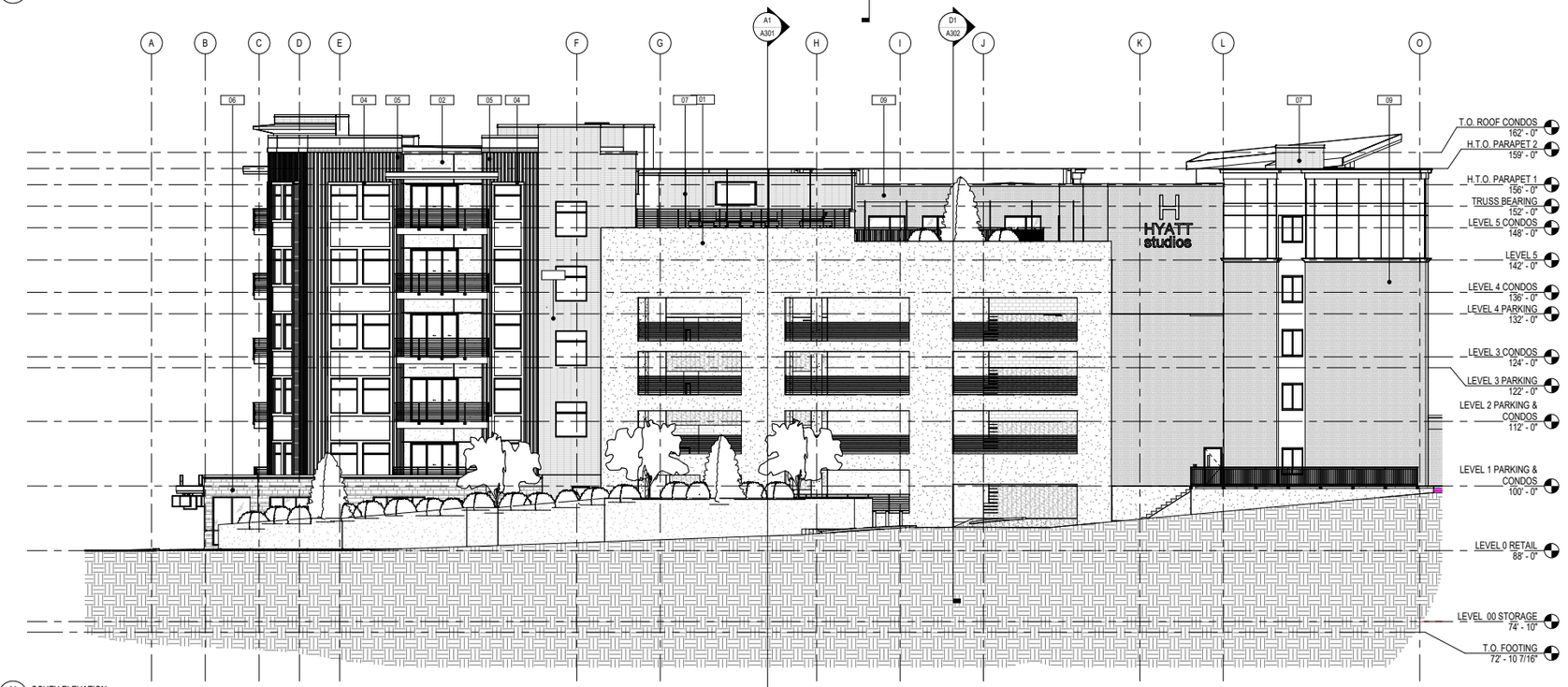


C1 / A202 NORTH ELEVATION
3/32" = 1'-0"



A1 / A202 SOUTH ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES:

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

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

EXTERIOR MATERIALS BY ORIENTATION -...

MATERIAL	AREA	%
EAST		
*FIBER CEMENT PANEL (AGED PEWTER)	434 SF	4%
*THIN BRICK 1 (STAIRS)	237 SF	2%
*THIN BRICK 3 (HOTEL)	6,745 SF	64%
WOOD - WALL SHEATHING - EXTERIOR	3,104 SF	30%
	10,520 SF	100%
NORTH		
*FIBER CEMENT PANEL (AGED PEWTER)	1,107 SF	14%
*THIN BRICK 1 (STAIRS)	835 SF	11%
*THIN BRICK 3 (HOTEL)	3,087 SF	40%
WOOD - WALL SHEATHING - EXTERIOR	2,659 SF	35%
	7,688 SF	100%
SOUTH		
*FIBER CEMENT PANEL (AGED PEWTER)	175 SF	3%
*THIN BRICK 1 (STAIRS)	502 SF	9%
*THIN BRICK 3 (HOTEL)	4,298 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	879 SF	15%
	5,854 SF	100%
WEST		
*THIN BRICK 1 (STAIRS)	154 SF	6%
*THIN BRICK 3 (HOTEL)	1,740 SF	73%
WOOD - WALL SHEATHING - EXTERIOR	500 SF	21%
	2,393 SF	100%
APPROXIMATE TOTAL S.F.	26,456 SF	

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
*CONCRETE - CAST IN PLACE (EXPOSED)	7,793 SF	11%
*CONCRETE SKIN PANEL	3,450 SF	5%
*FIBER CEMENT PANEL (AGED PEWTER)	1,716 SF	2%
*METAL - ACM PANEL	1,137 SF	2%
*RIBBED STONE	6,350 SF	9%
*SANDSTONE BLOCK	2,064 SF	3%
*THIN BRICK 1 (STAIRS)	7,052 SF	10%
*THIN BRICK 2 (CONDOS)	8,406 SF	12%
*THIN BRICK 3 (HOTEL)	23,013 SF	33%
WOOD - WALL SHEATHING - EXTERIOR	8,288 SF	12%
TOTAL:	69,268 SF	100%

WINDOW AREA - HOTEL		
WINDOW AREA	BUILDING	Workset
EAST		
2,912 SF	THIN BRICK	HOTEL
640 SF	FIBER CEMENT	HOTEL
NORTH		
1,042 SF	THIN BRICK	HOTEL
1,864 SF	FIBER CEMENT	HOTEL
SOUTH		
392 SF	THIN BRICK	HOTEL
100 SF	FIBER CEMENT	HOTEL
WEST		
448 SF	THIN BRICK	HOTEL
7,398 SF		

STOREFRONT AREA	
ORIENTATION	STOREFRONT AREA
EAST	1,041 SF
NORTH	1,062 SF
SOUTH	210 SF
WEST	1,301 SF

EXTERIOR MATERIALS LEGEND

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

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
565.2501

DWN BY: Author | CHKD BY: Checker

SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A202

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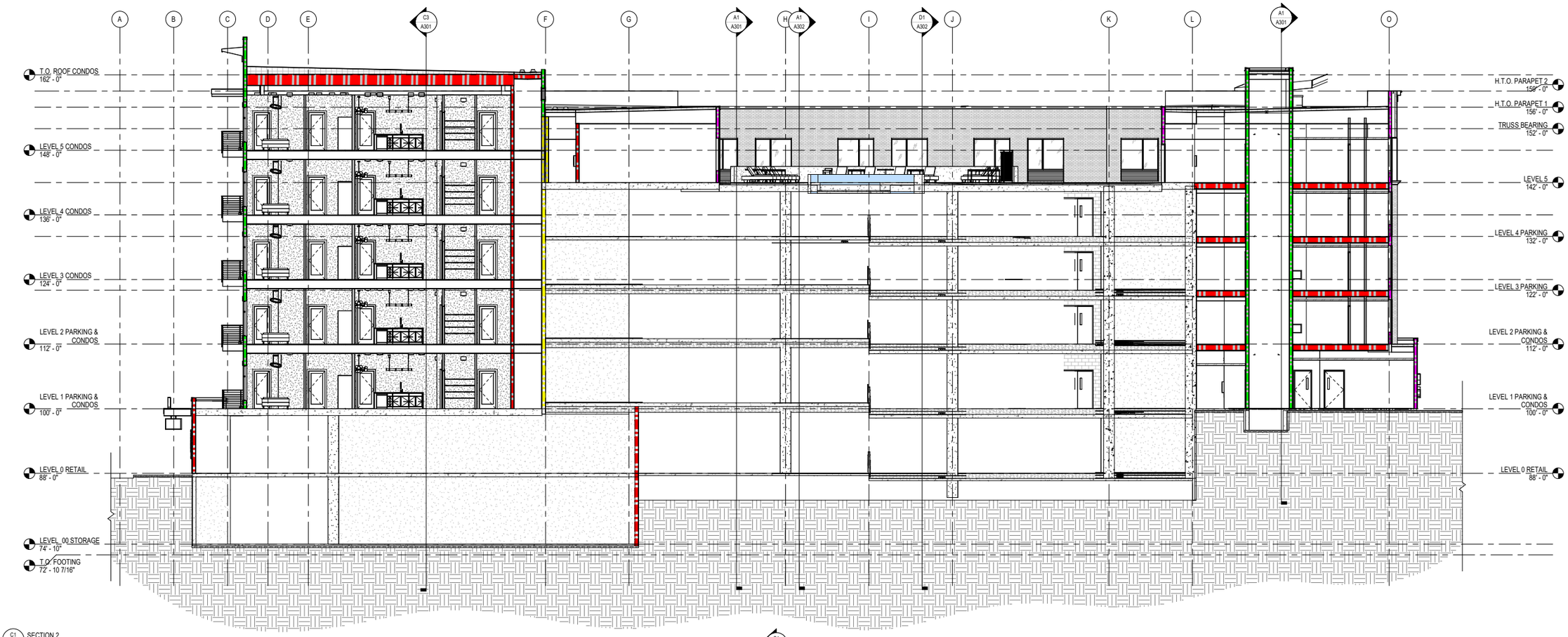

C1 A301 SECTION 2
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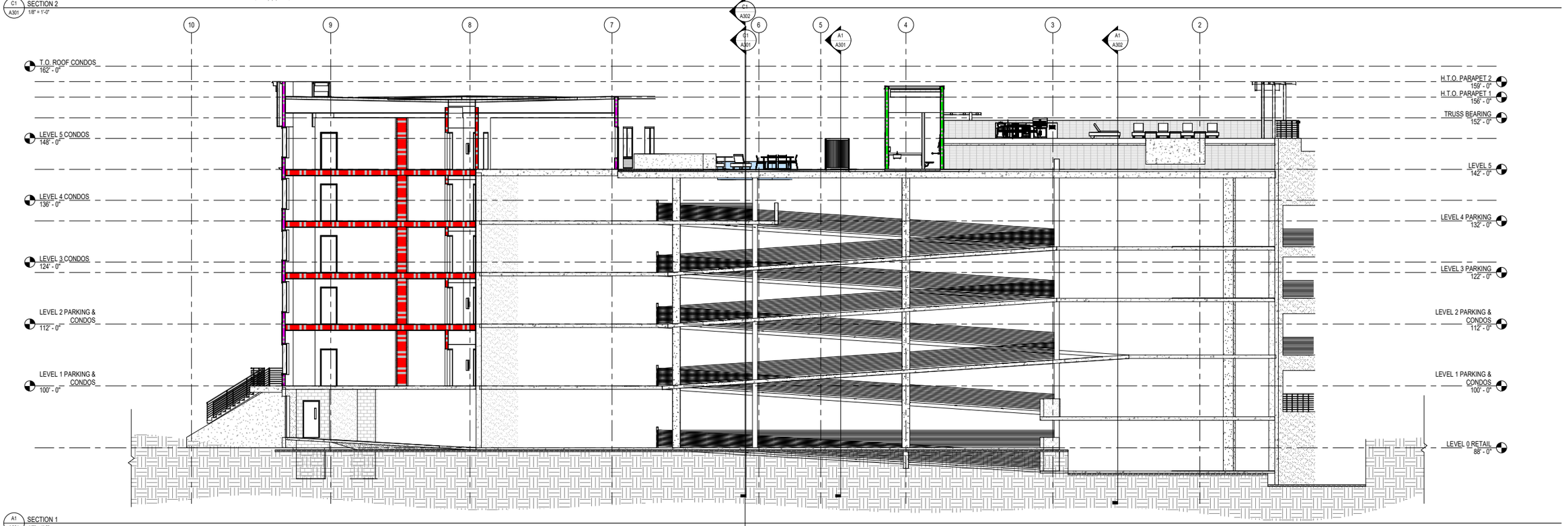

A1 A301 SECTION 1
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beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121

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SCHEMATIC DESIGN

BUILDING SECTIONS

DRAWING NUMBER
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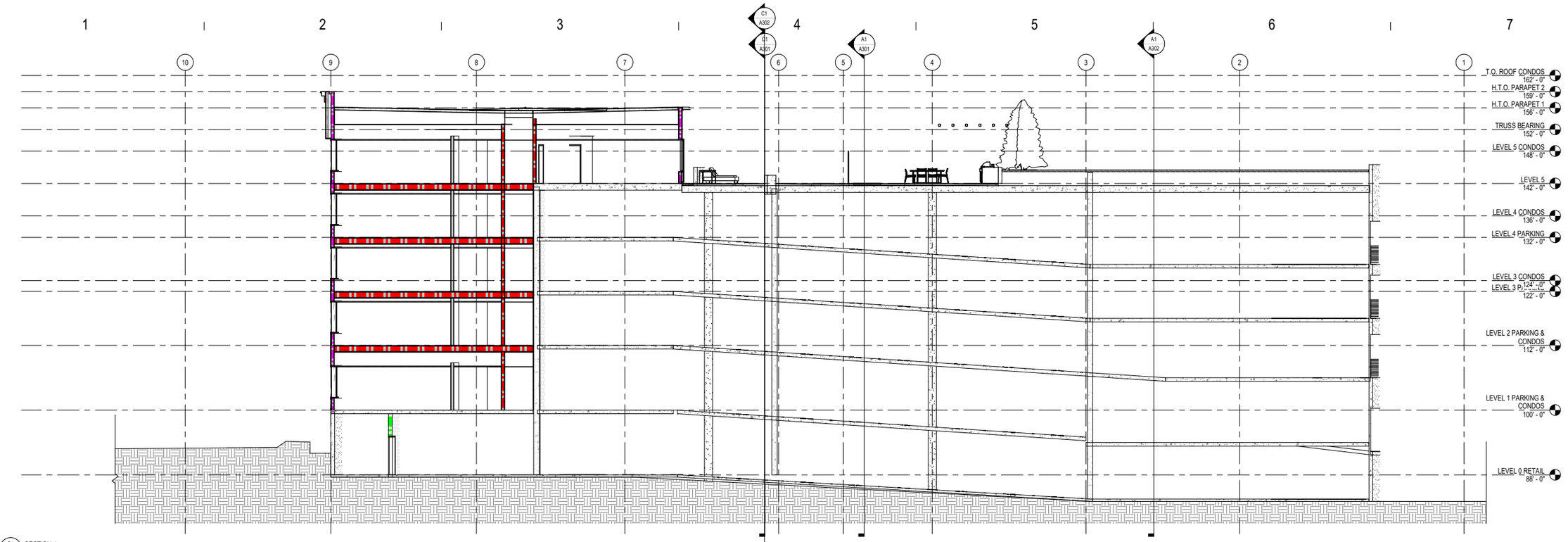
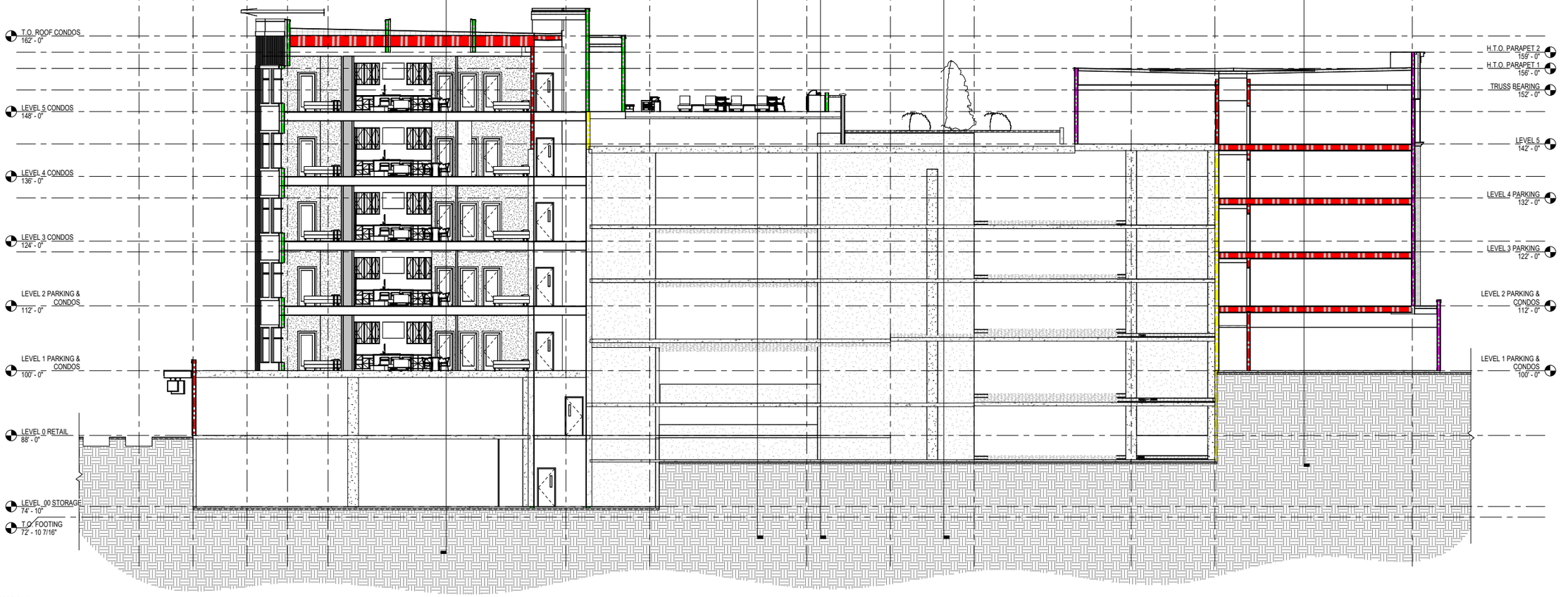


D1 A302 SECTION 4 1/8" = 1'-0"



A1 A302 SECTION 3 1/8" = 1'-0"

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beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

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BUILDING SECTIONS

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3210 SOUTH HIGHLAND DRIVE
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beecherwalker
Architecture/Interiors
o. 801.438.8500 | 3115 EAST LION LANE #200 | BEECHERWALKER.COM
f. 801.438.8501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
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DWN BY	CHKD BY
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SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500 | 3115 EAST LION LANE, #200 | BEECHERWALKER.COM
f. 801.438.9501 | HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

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Author	Checker

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CONCEPT RENDERING

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

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Author	Checker

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CONCEPT RENDERING

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3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

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565.2501

DWN BY: Author | CHKD BY: Checker

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CONCEPT RENDERING

DRAWING NUMBER
A911

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SSE-2501

beecherwalker
Architecture/Interiors
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
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3210 SOUTH HIGHLAND DRIVE
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APPAREL

Executive Summary

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

This study analyzes traffic operations under:

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

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

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

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

The study found that:

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

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

Conclusion

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

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

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

FEHR PEERS

Memorandum

Date: March 24, 2025

To: Francis Lilly; Millcreek

From: Matt Hastings; Fehr & Peers

Subject: Millcreek Commons Eastside Shared Parking Analysis

UT25-2520

Overview

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

Introduction

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

Table 1: Millcreek Commons Eastside

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

Source: Millcreek, 2025

Parking Analysis

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

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

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

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

Table 2: Parking Estimates

Proposed Use	Millcreek w/o shared parking	Millcreek w/ shared parking day[1]	Millcreek w/ shared parking night[2]	ULI day[3]	ULI night[4]
Hotel	108	70	108	43	35
Sit Down Restaurant	11	7	11	30	26
Fast Casual Restaurant	11	7	11	12	11
General Retail	18	18	15	16	14
Art Gallery	12	12	9	10	8
Commercial Storage	7	7	0	8	8
Condos[5]	44	44	44	44	44
Overflow[6]	20 – 50	20	50	20	50
TOTAL	231 - 261	185	248	183	196

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

Source: Fehr & Peers, 2025

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

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

Table 3: Final Parking Supply Recommendations

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

Source: Fehr & Peers, 2025

MILLCREEK, UTAH
ORDINANCE NO. 26-50

AN ORDINANCE AMENDING CHAPTER 14.58 SPECIAL EVENTS BY ADDING SECTION 14.58.035 DESIGNATING PRIMARY BUSINESS FUNCTION OF THE COMMON, ADVENTURE HUB, AND THE GRANDVIEW, AND SECTION 14.58.130 ADOPTING AN APPEAL PROCEDURE

WHEREAS, the Millcreek Council ("Council") met in regular session on July 13, 2026, to consider among other things, amending Chapter 14.58 Special Events by adding Section 14.58.035 designating the primary business function of the Common, Adventure Hub, and the Grandview, and Section 14.58.130 adopting an Appeal Procedure; and

WHEREAS, the City Attorney has recommended an amendment to Chapter 14.58 Special Events by adding Section 14.58.035 designating the Common, Adventure Hub, and the Grandview as City facilities at which conventions, conferences, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings and Section 14.58.130 adopting an Appeal Procedure; and

WHEREAS, after careful consideration the Council has determined that it is in the best interest of the health, safety, and welfare of the residents of the City to amend Chapter 14.58 Special Events by adding Section 14.58.034 designating the Common, Adventure Hub, and the Grandview as City facilities at which conventions, conferences, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings and Section 14.58.130 adopting an Appeal Procedure.

NOW THEREFORE, **BE IT ORDAINED** by the Council that Chapter 14.58 Special Events be amended by adding Section 14.58.035 and Section 14.58.130 as follows:

14.58.035 Designating Primary Business Function of the Common, Adventure Hub, and the Grandview

The Common, Adventure Hub, and the Grandview are City facilities at which conventions, conferences, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings.

14.58.130 Appeal Procedures

Any permit applicant desiring to appeal an administrative decision to deny an application for a special event permit, or any decision to impose a condition on the issuance of a permit, may petition the City Manager within seven calendar days after the date the applicant received notice of the administrative denial or condition. After reviewing the petition appealing the denial and the written denial, the City Manager shall issue a written decision within two business days. If the applicant applies within fourteen calendar days of the event, the City Manager will utilize its best efforts to process the application promptly and to resolve it on an expedited basis

Based on any appeals filed.

This Ordinance assigned no. 26-50, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 13th day of July 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 26-50: AN ORDINANCE AMENDING CHAPTER 14.58 SPECIAL EVENTS BY ADDING SECTION 14.58.035 DESIGNATING PRIMARY BUSINESS FUNCTION OF THE COMMON, ADVENTURE HUB, AND THE GRANDVIEW, AND SECTION 14.58.130 ADOPTING AN APPEAL PROCEDURE was adopted the 13th day of July 2026 and that a copy of the foregoing Ordinance 26-50 was posted in accordance with Utah Code 10-3-711 this ____ day of July, 2026.

_____
Elyse Sullivan, City Recorder

MILLCREEK, UTAH
RESOLUTION NO. 26-20

A RESOLUTION OF THE MILLCREEK COUNCIL APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL COOPERATIVE AGREEMENT WITH SALT LAKE COUNTY FOR PUBLIC WORKS SERVICES

WHEREAS, the Millcreek Council ("*Council*") met in regular session on July 13, 2026, to consider, among other things, approving the first amendment to the Interlocal Cooperative Agreement with Salt Lake County for public works services; and

WHEREAS, the Utah Local Cooperative Act (Utah Code Ann. § 11-13-101, *et seq.*) (the "*Act*") provides that two or more entities are authorized to enter into agreements with each other for joint or cooperative action; and

WHEREAS, Salt Lake County ("*County*") and Millcreek are public agencies, as contemplated in the Act, and the services contemplated are joint and cooperative actions, as contemplated in the Act; and

WHEREAS, the Council has determined that it is in the best interest of the inhabitants of Millcreek to enter into a third amended Interlocal Cooperative Agreement with the County for public works services; and

WHEREAS, the first amendment to the Interlocal Cooperative Agreement with Salt Lake County for public works services ("*Amended Agreement*"); and

WHEREAS, the Amended Agreement sets forth the purpose thereof, the extent of the parties' participation, and the parties' rights, duties, and responsibilities.

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

This Resolution, assigned No. 26-20, shall take effect immediately on passage.

PASSED AND APPROVED by the Millcreek Council this 13th day of July 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

Roll Call Vote:

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

Contract No. _____
D.A. No. _____

FIRST AMENDMENT TO THE
INTERLOCAL COOPERATION AGREEMENT
FOR
PUBLIC WORKS SERVICES

THIS FIRST AMENDMENT (this "Amendment") is made to the Interlocal Cooperation Agreement ("Agreement") between SALT LAKE COUNTY (the "COUNTY") and CITY OF MILLCREEK (the "CITY"), dated May 13, 2025 regarding the provision of public works services.

WITNESSETH:

WHEREAS, the CITY and COUNTY entered into the Agreement for COUNTY to provide public works services; and

WHEREAS, the Agreement provided that the Parties could amend the Agreement's exhibits as necessary by executing an amendment to the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the parties agree to amend the Agreement as follows:

1. Cost of Services. Exhibit "B" to the Agreement, as previously amended, is stricken and replaced with an updated Cost of Services schedule, attached here and incorporated as Exhibit "B." Services provided after the execution of this Amendment shall be invoiced in accordance at these new rates.

2. All other terms and conditions of the Agreement not expressly addressed in this Amendment remain unchanged and in full effect.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have subscribed their names hereon and caused this Amendment to be duly executed on the ____ day of_____ , 2026.

SALT LAKE COUNTY

By:_____
Mayor or Designee

Date:_____

Departmental Approval

By:_____
Public Works Director

Division Approval

By:_____
Operation Division Director

Review as to form

Deputy District Attorney

CITY OF MILLCREEK

By:_____
Mayor or Designee

Date: _____

ATTEST:

By:_____
City Recorder

Review as to form

By:_____
City Attorney

Exhibit B

Cost of Services

2026-2027

	Millcreek Metrics	Millcreek Units	Millcreek Costs
Direct Employees	15.00	FTEs	
Shared Employees	4.19	FTEs	
Employee Costs	28,785.00	Hours	2,142,554
Snow Plow Cost			906,999
Shared Equipment			954,857
Dumping			73,431
Salt	10,211.46	Tons	321,763
Overlay Materials	297,137.00	SqFt	389,208
Concrete Materials			100,000
Crack Seal Materials			61,059
Mastic Materials			113,883
Patching Materials			98,598
Other Materials			149,625
Micro-Surface Seal			205,973
Slurry Seal			-
Other Subcontracted Services			270,919
Street Lighting Maintenance	1,566.00	Lights	135,655
Street Lighting Construction			
Traffic Signal Preventative Maintenance	21.50	Signals	39,625
Traffic Signal Non Preventative Maintenance	21.50	Signals	23,494
Administration			805,552
Total Contract			6,793,195

* Non-Quoted Services will be billed separately from the contracted services.

Minutes of the
Millcreek City Council
June 8, 2026
6:30 p.m.
Work Meeting
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on June 8, 2026, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members
Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4 (electronic, arrived at 7:07pm)

City Staff
Mike Winder, City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager
Lisa Dudley, HR-Finance Director
Rita Lund, Communications Director
Zack Wendel, Planner
Sean Murray, Planner
John Miller, Public Works Director
Erica Okada, Public Information Manager
Fred Lutze, Deputy City Engineer
Aaron Roberts, Stormwater Ops & Construction Manager
Jim Hardy, Building Service Director

Attendees: Council Member Suzanne Harrison, Kara Trevino, Allen Parkinson (electronic), Tyler Affleck (electronic), Rick Hansen, Laura Renshaw, Rob Peterson, Nancy Peterson, Christian Larsen, Sheryl Martin, Maddie Clements, Andrei Tarassov, Gary Hanneman, Kristian Buchman, Thomas McMurtry, Linda Zenger, Linda Milne

WORK MEETING – 6:30 p.m.
TIME COMMENCED: 6:32 p.m.

Mayor Jackson called the work meeting to order and excused Council Member Uipi.

1. **Salt Lake County Council Presentation on County Budget, Services, and Key Priorities; Council Member Suzanne Harrison**

Salt Lake County Council Member Suzanne Harrison provided an overview of the county's structure, statutory responsibilities, and regional services. She explained that Salt Lake County

has evolved through multiple waves of municipal incorporation and now functions primarily as a regional government entity supporting cities throughout the county, including Millcreek. Council Member Harrison noted that the county is required by state statute to provide core services, with approximately 75% of the General Fund dedicated to public safety functions, including the Sheriff's Office, District Attorney's Office, jail operations, and indigent defense services. She also highlighted the county's role in administering elections on behalf of municipalities, providing public health services, and serving as the behavioral health authority for lower-income residents and individuals needing mental health or substance use treatment.

Council Member Harrison further described additional county responsibilities, including adult and aging services such as Meals on Wheels and senior centers, cultural arts programming and facilities, regional parks and recreation funded largely through tourism revenues, and library services supported through a dedicated property tax levy. She also noted the county's administration of tourism, convention, and recreation programs, which she stated helps reduce the average household tax burden while supporting local businesses and economic activity. Additional functions include property tax collection and distribution for all taxing entities within the county and management of enterprise funds such as golf courses, landfill operations, and public works, which are funded through user fees rather than taxes.

Council Member Harrison explained that the county operates under a mayor–council form of government with nine council members and several independently elected officials. She also referenced upcoming structural changes, including the planned dissolution of the County Justice Court in June 2027 as municipal courts increasingly assume local jurisdictional responsibilities. She concluded by noting that while the county's overall budget appears large due to pass-through funds such as transit and sales tax distributions, the portion under direct county control is significantly smaller, with the General Fund primarily supporting mandated public safety and core government services.

Council Member DeSirant asked why the libraries are considered special revenue and not an enterprise fund. Council Member Harrison said the library does not pay for itself with fees and that is why it is based on property tax.

Mayor Jackson asked about Public Works being an enterprise fund. Council Member Harrison said services provided by Public Works are paid by fees for that service, it is not paid out of the General Fund or subsidized by the General Fund. The county is responsible for providing public works services for unincorporated Salt Lake County. The funding for that goes through the Greater Salt Lake Municipal Services District (MSD) and cities that contract with SLCo PW is fee-based.

Kara Trevino, Salt Lake County Legislative Affairs Director, clarified the service and funding structure for unincorporated areas within Salt Lake County and the MSD. She explained that services are funded directly through revenues generated from the unincorporated areas, and that residents and properties in those areas effectively pay for the services they receive without subsidy from other jurisdictions. Trevino noted that the MSD provides certain services directly, such as planning and code enforcement, while other services, including public works functions, are provided through contracts with Salt Lake County. In these arrangements, the County serves as the service provider, while funding is administered through the MSD using tax revenues collected from unincorporated areas. It was further clarified that all unincorporated areas fall

within the MSD service structure, which coordinates and delivers municipal-type services through a combination of direct provision and contracted County support.

Council Member Harrison emphasized the significant costs associated with providing core public safety services at the county level, noting that jail operations alone cost approximately $120 million annually. She highlighted that public safety represents the county's largest general fund expenditure and a shared bipartisan priority among elected officials. Council Member Harrison discussed Utah's "truth in taxation" framework, explaining that property tax revenues do not automatically increase with inflation or rising property values, which often leads to public misunderstanding. She noted that the county generally receives the same base revenue each year, with increases only occurring through new growth or voter-approved adjustments, while costs for services such as senior nutrition programs, infrastructure, and employee compensation continue to rise. She added that the county has maintained fiscal discipline and is proud of its AAA bond rating, one of only a limited number held by counties nationwide.

Council Member Harrison also outlined several key challenges and priorities moving forward, including the need to address jail capacity constraints following more than two decades without expansion despite significant population growth. She noted that the county's jail system is currently at capacity and faces operational inefficiencies due to aging infrastructure and split facilities between the Metro Jail and Oxbow Jail. She explained that these challenges, combined with increasing behavioral health and substance use treatment needs among the population, have prompted efforts to both expand jail capacity and improve access to appropriate mental health services. Harrison referenced ongoing work with national partners specializing in criminal justice and behavioral health reform to better align services with treatment needs rather than incarceration alone. She concluded by expressing appreciation for the opportunity to meet with the council and reaffirmed her commitment to continued collaboration with local municipalities.

Council Member Catten asked about the budget being impacted with the closure of the Salt Palace Convention Center for several years. Council Member Harrison noted that the loss of the venue over a multi-year period—potentially up to three years—will present significant challenges. She explained that following the renovation, the facility is expected to have increased capacity and the ability to accommodate concurrent or "double-booked" conventions, which should enhance long-term economic activity. In the interim, she stated that the county is working to offset the impact by expanding event and tourism opportunities across Salt Lake County, including increased collaboration with Sports Salt Lake and continued use of other venues such as the Mountain America Expo Center. She noted a particular focus on youth sports tourism, including the development of additional tournaments and events throughout the county. She concluded that while the temporary closure will have a meaningful economic impact, these efforts are intended to help mitigate losses and position the county for stronger performance upon completion of the renovation.

2. Staff Reports
There were no reports.

3. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items
There was none.

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Council Member DeSirant moved to adjourn the work meeting at 6:57 p.m. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:01 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

Mayor Jackson called the meeting to order and led the pledge of allegiance. She noted Council Member Uipi would participate electronically.

1.2 Public Comment

Kristian Buchman asked about city hall having fiber service. Mayor Jackson said staff would reach out to answer his question.

Mandie Clements from Congressman Owen's office introduced herself to the council.

Laura Renshaw, Millcreek Library Manager, provided an update on Millcreek Library programming, highlighting several ongoing summer initiatives. She reported that the Summer Reading Program is off to a strong start, with approximately 1,700 participants recorded within the first nine days. Renshaw encouraged continued participation and completion of the program, noting that participants receive prize drawing entries, books, and various incentives, including gift cards and passes to local attractions, with opportunities for additional rewards through bonus reading rounds. She noted that the program runs through the end of July and may be completed at any library branch. Renshaw also highlighted the library's partnership with the Millcreek Business Council to distribute "Welcome to the Neighborhood" materials to new library cardholders, which include community event information, coupons, and listings of free local activities. She added that staff are working to expand the inclusion of programming from other community partners, such as the senior center and recreation center, to provide a more comprehensive resource for residents. She discussed the library's "Tiny Art Show," a community engagement project featuring small-scale artwork created by residents of all ages. She noted that 150 art kits were distributed for June with displays scheduled for July, and an additional 150 kits will be distributed in July for an August exhibit. Renshaw emphasized the program's popularity and its role in encouraging community participation, creativity, and engagement within the library.

A Millcreek resident addressed the council noting they would be seeing more of him.

Council Member Catten moved to reorder the agenda moving item 3.7 just before planning matters. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

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3. Business Matters

3.7 Discussion and Consideration of Resolution 26-15, Approving Appointments to the Planning Commission

Francis Lilly reported that the council was being asked to approve appointments to the Planning Commission, including one new appointment and two reappointments. He explained that the nominating committee recommended Robert Peterson to fill the vacancy previously held by Nils Lofgren. Lilly noted that Peterson is an accomplished architect and an active member and former president of the Canyon Rim Citizens Association. He also stated that the resolution includes reappointments of commissioners Christian Larsen and Jacob Richardson. The new and reappointed terms are scheduled to begin on July 1, 2026, and conclude on June 30, 2030.

Robert Peterson expressed appreciation for the opportunity to serve on the commission.

Council Member DeSirant moved to approve Resolution 26-15, Approving Appointments to the Planning Commission. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2. Planning Matters

2.1 Discussion and Consideration of Ordinance 26-41, Rezoning Certain Property Located at Approximately 2785 East 3300 South from the Residential Mixed (RM) Zone and the Commercial (C) Zone to the Commercial (C) Zone

Zack Wendel presented a rezone application for the property located at 2785 East 3300 South, describing it primarily as a zoning cleanup to consolidate a split-zoned parcel. He explained that the property is currently divided between a residential mixed zone and a commercial zone, and the applicant is seeking to rezone the residential mixed portion to commercial in order to create a single, unified commercial designation across the entire site. Wendel noted that the property contains an existing approximately 5,400-square-foot commercial building constructed around 2000, currently used as a medical office with 21 surface parking stalls, and that no changes to the existing structure or use are proposed as part of the application.

Wendel further explained that the request is intended to simplify future development and regulatory review by aligning zoning across the parcel, particularly in light of recent updates to the city's zoning ordinance that changed permitted uses and development standards within the residential mixed zone. Staff was unable to determine a definitive reason for the original split zoning, though it may have resulted from prior county-era consolidation when the zones had more similar use allowances. Wendel added that the proposal is consistent with the Mixed Use 1 future land use designation, which allows for a mix of commercial, office, retail, and potential medium-density residential uses. He reported that the proposal received a positive public review process, including a few comments at the open house, a unanimous recommendation from the East Mill Creek Community Council, and a unanimous recommendation from the Planning Commission. He concluded that the application does not propose any new development and is solely intended to establish consistent zoning across the property for clarity and future use.

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Council Member Handy moved to approve Ordinance 26-41, Rezoning Certain Property Located at Approximately 2785 East 3300 South from the Residential Mixed (RM) Zone and the Commercial (C) Zone to the Commercial (C) Zone. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Ordinance 26-42, Rezoning Certain Property Located at Approximately 765 E 4500 S from the Residential Mixed (RM) Zone to the Commercial (C) Zone

Sean Murray presented a rezone application for the property located at approximately 765 East 4500 South. He explained that the site currently contains a small home and garage that have been converted to office use for several years and is occupied by Think 10 Creative, a business that has outgrown the existing space and is seeking the ability to redevelop the property with a larger office building. Murray noted that the current Residential Mixed (RM) zoning does not allow for demolition and reconstruction of a standalone office building, and therefore the applicant is requesting a rezoning to Commercial to permit the proposed use.

Murray further explained that the surrounding area includes existing office and residential uses, with commercial uses located nearby, and that the property is adjacent to a mix of residential and non-residential development along 4500 South. Murray noted that a recent zoning code update shifted the RM zone toward a more residential-focused designation, moving office and similar uses primarily into commercial zones, which contributed to the applicant's request. He stated that the proposal is consistent with the city's General Plan future land use designation of Mixed Use 1, which supports office, retail, and medium-density residential uses, as well as broader policy goals encouraging established businesses to reinvest and remain within Millcreek.

Murray described a conceptual site layout showing a future office building with parking primarily located to the rear and limited customer parking in the front, noting that the design is preliminary and subject to future administrative site plan review for compliance with applicable zoning, landscaping, fire, and engineering standards. He reported that a neighborhood meeting and open house were held with minimal public attendance and no substantive concerns raised. The proposal received a 5-0 recommendation of approval from the Millcreek Community Council and a unanimous recommendation of approval from the Planning Commission. Murray concluded by noting that the application is currently before the Council as a rezone request and, if approved, would proceed to administrative site plan review for detailed development standards compliance.

Council Member DeSirant moved to approve Ordinance 26-42, Rezoning Certain Property Located at Approximately 765 E 4500 S from the Residential Mixed (RM) Zone to the Commercial (C) Zone. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3. Business Matters Continued

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3.1 Transportation Utility Fee Presentation; Public Works Department
John Miller introduced the Transportation Utility Fee (TUF) Report and noted that the effort represented more than two years of work by staff and consultants. He explained that improving the condition of the city's roadways had been established as a key performance objective and that approximately 85 percent of public works complaints received by the city are related to pavement conditions. To address these concerns, staff evaluated a range of funding options, including maintaining the status quo, bonding, and implementing a transportation utility fee. Miller noted that the council had previously authorized funding for an independent third-party study to provide a more comprehensive analysis than could be obtained through staff research and discussions with other municipalities. He stated that the report presented to the council was the culmination of that study, along with extensive public outreach efforts.

Miller introduced Thomas McMurtry of Avenue Consultants, the firm selected to conduct the study due to its experience completing similar transportation utility fee analyses for several municipalities throughout Utah. He noted that Avenue Consultants had successfully assisted multiple cities with comparable efforts and were currently conducting additional studies. He highlighted the firm's thorough approach, including its analysis of pavement preservation strategies, pavement condition indices, and other roadway maintenance considerations. Miller indicated that the presentation would summarize the findings and recommendations contained in the TUF Report.

Thomas McMurtry provided an overview of the transportation utility fee study, noting that the presentation largely reiterated information previously shared with the council. He outlined the agenda, which included a review of background information, updates to legal requirements resulting from the passage of HB 425, discussion of the recommended fee structure, and a summary of public engagement efforts.

As background, McMurtry explained that Millcreek is responsible for maintaining more than 170 miles of city streets, many of which have aging pavement and significant maintenance needs. He noted that roadway conditions naturally deteriorate over time, often at an accelerating rate, creating a growing backlog of maintenance projects throughout the city. The purpose of the study has been to identify strategies to address current pavement deterioration while also establishing a sustainable funding approach for future roadway maintenance needs.

McMurtry discussed the TUF as one of the funding mechanisms evaluated. He explained the distinction between a fee and a tax, noting that tax revenues are deposited into the general fund and may be used for a variety of municipal purposes, whereas a fee is based on usage and is dedicated to a specific service. He compared the TUF to a utility bill, where costs are allocated according to use. Under a TUF, roadway maintenance costs are distributed based on trip generation, creating a more equitable system that aligns costs with roadway usage. He also noted that transportation utility fees have been utilized in Utah for more than a decade, with Provo adopting the state's first such fee in 2013. Additionally, he referenced the 2023 Utah Supreme Court case Larson v. Pleasant Grove, which upheld the authority of municipalities to establish transportation utility fees, affirming that the fee is a lawful funding tool available to cities.

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Mayor Jackson confirmed the fee can only be used for the purpose in which it was collected. Council Member DeSirant asked if sidewalks fell under the scope of the fee. McMurtry explained that sidewalks fall within a gray area because the legislation does not specifically address them, and the intent of the bill appears to focus primarily on pavement. However, he noted that sidewalks may be considered part of street maintenance depending on the scope of the project. For example, sidewalk work may be appropriate as part of a full roadway reconstruction project but would likely be less appropriate for more limited pavement maintenance activities such as crack sealing, patching, or surface treatments. McMurtry stated that the Legislature has provided cities with discretion in applying the law within these circumstances.

McMurtry reviewed the current condition of Millcreek's roadway network, noting that the most recent pavement condition assessment, completed in August 2025, identified a citywide average Pavement Condition Index (PCI) of 64 out of 100. He explained that many streets throughout the city fall within the yellow, orange, and red condition categories, indicating PCI ratings below 70 and a need for maintenance. While he noted that Millcreek's pavement conditions are comparable to many other Utah communities, he emphasized that the city faces a significant backlog of roadway maintenance needs. As a point of comparison, he stated that Springville's average PCI is approximately 68, while the newer community of Ivins has an average PCI of 81 due to its recently constructed infrastructure. The study established a target citywide PCI of 75, which is considered an industry standard and would provide a sustainable balance between roads in better and worse condition.

McMurtry further explained that the study's maintenance goal is for every city street to receive some form of treatment within a ten-year cycle. However, a review of past maintenance activities found that only 32 percent of Millcreek's streets have received any treatment during the last ten years, highlighting the gap between current funding levels and the maintenance needed to preserve the roadway system. He stated that achieving the city's pavement condition goals will require additional investment beyond existing funding sources.

The presentation also reviewed roadway maintenance expenditures over the past five years, which have increased from less than $5 million annually to more than $6 million in the most recent year. Approximately half of this funding is derived from Class B and Class C Road Funds, which are generated through state fuel taxes and distributed to local governments based on roadway mileage and population. Millcreek currently receives approximately $3 million annually from these sources. Despite these revenues and additional support from the General Fund, McMurtry noted that current funding remains insufficient to meet the city's long-term roadway maintenance needs, and road conditions are expected to continue deteriorating without additional resources.

McMurtry then discussed the advantages and disadvantages of implementing a TUF. He explained that a TUF would create a dedicated funding source restricted to roadway maintenance, distribute costs among users based on roadway usage, and provide a stable and predictable revenue stream that would allow the city to better plan future maintenance projects. The fee would apply broadly to residential, commercial, institutional, nonprofit, school, and church properties based on trip generation. He noted

that challenges associated with the TUF include the introduction of a new fee for residents and businesses, as well as the need to establish an effective billing mechanism, potentially similar to the city's existing stormwater utility fee collection process. McMurtry explained that choosing not to implement a TUF would avoid creating a new expense for residents and businesses. However, he cautioned that reliance on existing funding sources would likely be insufficient to address maintenance needs, resulting in continued roadway deterioration and increased future repair costs. He noted that deferred maintenance often leads to more expensive reconstruction projects that could have been avoided through timely preservation treatments.

McMurtry reviewed the legal framework established by HB 425 for calculating a TUF. He explained that state law requires the fee to be based on trip generation and that municipalities must use the Institute of Transportation Engineers (ITE) Trip Generation Manual to determine usage. The methodology involves evaluating every parcel and address within the city to calculate anticipated trips and allocate costs accordingly. In response to questions raised during public outreach, he noted that alternatives such as using vehicle registration data or the number of vehicles owned by a household are not permitted under the statutory framework, which requires the fee to be calculated using trip-generation standards. Mayor Jackson asked about assessing fees based on the number of cars a residence has. McMurtry acknowledged that car registrations were always changing and that type of information was not accessible to cities.

Council Member DeSirant brought up implementing a TUF on businesses only. McMurtry explained that HB 425 does not permit such exclusions. He noted that state law specifically requires municipalities to include, at a minimum, residential, commercial, and public property categories when establishing a TUF. While cities may create additional classifications, they must include these required categories in their fee structure. McMurtry referenced a recent example in South Salt Lake, where an attempted fee structure that did not comply with these requirements was subsequently repealed and replaced with a revised TUF that included the mandated categories. He emphasized that the statutory framework does not allow municipalities to omit required user groups from participation in the fee program.

John Miller added some people have multiples cars but do not drive as much as those with two cars. The Institute of Traffic Engineers has gone out and proven the typical number of trips generated.

Council Member Uipi asked about increasing fees for businesses that use heavy trucks, such as grocery stores or UPS. McMurtry explained that the recommended monthly fee for residential properties is $7.65 per dwelling unit, with residential users accounting for approximately 46 percent of all trips generated within the city. He further described the commercial fee structure, which divides commercial properties into four categories based on trip generation levels. Commercial properties that generate higher volumes of traffic are assigned higher fees to reflect their proportionate use of the transportation system. While the fee is not calculated based on vehicle weight or specific trip counts, it is tied to the percentage of overall trips generated by each category. McMurtry noted that larger commercial properties, such as major retail establishments, would fall within the highest

category and could be assessed a monthly fee of approximately $623, reflecting their greater contribution to roadway usage and maintenance needs.

Council Member Catten asked McMurtry to explain trip ends. McMurtry explained that the term refers to the destination point of a vehicle trip and is used as the basis for calculating trip generation. He noted that trips are not double-counted; instead, each trip is associated with the property where the trip begins or ends. For example, a trip from a residence to a store is counted as a trip ending at the store, while the return trip is counted as a trip ending at the residence. Additional stops at other destinations, such as a library or another business, are counted as separate trips associated with those respective properties. This methodology allows trip generation to be allocated among different land uses based on their contribution to overall transportation system demand.

The council and McMurtry focused on the specifics of the proposed TUF, its structure, expected revenue, and long-term impact on Millcreek's road system. McMurtry walked through the recommended fee schedule, explaining that residential units would pay a flat monthly amount and that commercial and public properties were divided into sub-categories based on trip generation, with higher-traffic uses like big box retail and fast-food drive-throughs paying significantly more. He noted that the total TUF would generate about $5.7 million per year, which, when combined with existing funding, is designed to raise the citywide pavement condition index (PCI) to an average of 75 and allow every road to receive some form of maintenance within a 10-year cycle. Council members clarified that residents should not expect all roads to be improved in the first year and discussed practical constraints such as contractor capacity and staffing. They also discussed how the PCI target functions—some roads will be above 75 and some below, but the system average will be maintained near that level. The council asked about long-term scenarios, such as what happens once the city "catches up" on deferred maintenance. McMurtry and staff explained that the state law requires periodic reassessment, and future councils could adjust the fee up or down depending on conditions. Miller then recommended indexing the TUF to inflation, similar to the city's storm drain fee, to avoid having the fee's purchasing power erode over time and later requiring a sharp one-time increase. As an example, McMurtry cited Provo, which is now phasing in a 42% TUF increase after years of keeping the fee flat. Overall, this segment framed the TUF as a dedicated, usage-based funding tool designed to systematically improve and then maintain Millcreek's street network at a sustainable condition level.

Mike Winder emphasized the importance of improving and maintaining the city's pavement condition, noting that a PCI in the mid-60s places a roadway network in a vulnerable position where deterioration can accelerate rapidly. He explained that delaying maintenance often results in significantly higher repair costs over time, making proactive preservation the more cost-effective approach. Winder stated that the recommended target PCI of 75 was developed in consultation with industry experts and represents a balance between maintaining roadway conditions and avoiding the diminishing returns associated with pursuing substantially higher pavement ratings. He noted that while achieving a PCI above 75 is possible, doing so would require increasingly greater investment for smaller incremental improvements.

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Winder further explained that state law requires periodic evaluation of transportation utility fees and roadway maintenance programs, providing future policymakers with the flexibility to adjust funding levels based on actual conditions and performance. He noted that if the city successfully achieves its PCI goals, future leaders could choose to reduce the fee or maintain current funding levels, while also retaining the option to pursue higher pavement condition targets if desired. He stated that a PCI of 75 is widely recognized by transportation professionals as a practical and cost-effective benchmark that allows communities to preserve roadway infrastructure while avoiding significant long-term deterioration.

McMurtry noted that research indicates pavement should generally receive some form of maintenance treatment approximately every seven years, meaning roadway preservation is an ongoing responsibility rather than a one-time effort. He explained that the city will need to continually assess roadway conditions and prioritize improvements to elevate the condition of its poorest-performing streets while maintaining the overall network. McMurtry also provided a comparison to South Salt Lake's recently revised TUF. He stated that South Salt Lake's residential fee is based on building square footage, at approximately $1.70 to $1.75 per 1,000 square feet, resulting in a monthly fee of about $5.15 for a 3,000-square-foot home. He noted that South Salt Lake also applies a square-footage-based calculation to commercial properties. As an example, he explained that a large commercial property such as REI would be charged approximately $400 per month under South Salt Lake's fee structure, based on its commercial square footage. These examples were provided to help compare Millcreek's proposed fee structure with another nearby municipality's approach.

Council Member DeSirant asked if a visit to a drive through was considered a trip end. McMurtry confirmed.

McMurtry concluded the presentation with a summary of the public outreach and community engagement efforts conducted as part of the TUF study. He explained that the city implemented a comprehensive public information campaign that included newsletter articles, informational flyers, website content, educational videos, and other outreach materials to inform residents about the study and proposed fee structure. In addition, the city hosted three public meetings and a stakeholder workshop to provide information, answer questions, and gather community feedback.

McMurtry noted that the stakeholder workshop included representatives from major businesses and institutions within the community, including the school district, St. Mark's Hospital, Zions Bank, and other organizations. He highlighted comments from a representative of Woodbury Corporation, who expressed support for transportation utility fees based on experiences in other communities and stated that well-maintained roads contribute positively to economic development and business attraction efforts.

Feedback collected through public meetings, emails, and other outreach efforts reflected a range of perspectives. Supporters cited the data-driven nature of the fee structure, the equitable distribution of costs based on roadway use, the potential for improved road conditions and safety, and the opportunity to address maintenance needs proactively before they become more costly. Opponents expressed concerns about the timing of the

proposed fee, the financial impact on residents and businesses, the perception of paying both fuel taxes and an additional transportation fee, and potential impacts on fixed-income households. Additional concerns were raised regarding the relationship between electric vehicle use, roadway impacts from development and heavy trucks, and the overall fairness of the fee structure.

McMurtry reported that, based on the feedback received, approximately 50 percent of respondents expressed support for the TUF, approximately 23 percent expressed opposition, and the remaining respondents were neutral or undecided. He also noted that, during the stakeholder workshop, a majority of participating businesses indicated support for the proposal, while a smaller number expressed opposition or stated that they needed additional information before forming a position. To illustrate the range of public opinion, McMurtry shared representative comments received during the outreach process. These comments reflected both concerns about imposing a new fee during a period of economic uncertainty and support for establishing a sustainable funding source to address roadway maintenance needs and avoid similar funding challenges in the future.

In response to questions from Councilmember Uipi's online comment regarding the anticipated timeline for improving roadway conditions and the potential impacts of future road construction projects, Miller explained that the goal of the proposed TUF program is to ensure that all 171 miles of city streets receive maintenance attention within a ten-year cycle. He noted that while roadway conditions will continue to deteriorate over time, the dedicated funding source would provide a consistent mechanism to address both current maintenance needs and ongoing preservation efforts necessary to maintain the city's target PCI.

Addressing concerns about road closures, Miller explained that most pavement preservation treatments, such as slurry seals and microsurfacing, can typically be completed within one to two days on a given roadway segment. More extensive treatments, including mill and overlay projects, may require approximately one week to complete. He noted that full roadway reconstruction projects, which will be necessary for some severely deteriorated streets, involve significantly longer timelines. Similar to recent projects on 900 East, 1300 East, and the ongoing work on 2000 East, reconstruction efforts can require several months of construction, in addition to a one- to two-year design and planning process.

Miller discussed the proposed residential TUF of approximately $7.65 per month and suggested incorporating an automatic annual inflationary adjustment similar to the mechanism currently used for the city's stormwater utility fee. He explained that inflation gradually reduces the purchasing power of a fixed fee, limiting the city's ability to maintain consistent levels of roadway maintenance over time. Miller noted that roadway preservation costs are heavily influenced by petroleum-based materials and fuel prices, which can fluctuate significantly and often increase faster than general inflation. He indicated that an annual adjustment of approximately 2 to 2.5 percent would help preserve the long-term effectiveness of the fee and maintain purchasing power between the required five- and ten-year program evaluations. Miller stated that, if directed by the council, he would recommend adopting a similar inflationary adjustment structure for the TUF to ensure the program remains financially sustainable over time.

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Council Member Handy asked about the administration cost with Rocky Mountain Power. Miller said it would be $7-8,000 a month; it is based on population. Mayor Jackson noted it was cost-effective to have Rocky Mountain Power do the work than hire city personnel to do it.

Council Member DeSirant asked whether new TUF revenue would simply flow through the city's existing contract with Salt Lake County Public Works or be used with other contractors. Miller responded that some of the money could go to the county, but emphasized that, under state law, TUF revenue must be "above and beyond" what the city is already spending on roads; it cannot replace existing funding. He notes the council has, for the past two years, added about $1 million from strong sales tax revenues to the public works budget as a one-time supplement, and such one-time additions do not have to be counted as part of the base. McMurtry then clarified HB 425: the statute requires that on the date the TUF is adopted, whatever the city is already spending on streets (e.g., B&C road funds and any ongoing general fund contributions) becomes the baseline, and TUF revenue must be in addition to that baseline—not a substitute. The law also references a 10-year horizon as the planning standard for evaluating and reporting on the fee, though the mayor notes the city is free to reassess and adjust more frequently than that; the 10 years is a state requirement for formal review, not a limit on local oversight.

Winder read in state code that a transportation utility fee is defined as a fee imposed on the public at large to generate revenue to pay for costs associated with developing, constructing, maintaining, operating, repairing, upgrading, or replacing a transportation system, or any component of a transportation system, and that defines transportation system means traffic and pedestrian safety infrastructure, including a sidewalk, curb and gutter, a safety feature, a traffic sign, a traffic signal, or street lighting, and streets, alleys, roads, highways, and thoroughfares of any kind, including connected structures. He noted it would help with the city's traffic pedestrian safety goals.

In response to a follow-up question from Councilmember Uipi regarding the potential impact of deferring the proposed inflationary adjustment for one, two, or three years, Miller explained that delaying the adjustment would reduce the purchasing power of the TUF and result in less roadway maintenance work being completed than anticipated in the plan. It was noted that, if inflation were approximately 2.5 percent annually and the adjustments were deferred for three years, the city would have roughly 7.5 percent less purchasing power for planned maintenance activities by the third year.

McMurtry provided Provo as an example of a municipality with a flat transportation utility fee that remained unchanged for several years. He explained that Provo eventually needed to approve a significant increase to restore the fee's purchasing power, ultimately adopting a series of three annual increases of approximately 14 percent each to reach an overall increase of about 42 percent. He noted that smaller annual adjustments, such as a 2 to 2.5 percent increase, would help avoid the need for larger catch-up increases in the future. Staff estimated that a 2.5 percent increase on a $7.65 monthly residential fee would amount to approximately 19 cents per month.

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Miller further explained that the city's stormwater utility fee includes an inflationary adjustment, which has helped the city maintain its planned project schedule despite annual increases in construction costs. He noted that this adjustment has allowed the city to keep projects moving forward rather than cutting or delaying them due to inflation. As an example, he referenced the Scott Avenue Park area sidewalk, curb, and gutter project, which had been planned for many years and was able to move forward because the stormwater program's inflationary adjustment helped preserve funding capacity. Miller stated that without such adjustments, projects that are needed but less urgent are often the first to be deferred or removed from the work plan.

3.2 Review of the Transportation Utility Fee Report; Public Works Department
This item was encompassed in the discussion of item 3.1.

3.3 Public Hearing on the Transportation Utility Fee Report

Council Member DeSirant moved to open the public hearing. Council Member Handy seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Linda Zenger expressed interest in the city exploring the use of available funding to improve sidewalk infrastructure and pedestrian safety. Zenger described several locations in Millcreek where sidewalks and safe pedestrian crossings are lacking, particularly along routes used by students traveling to Rosecrest Elementary School and Canyon Rim Academy, as well as areas near 3300 South and surrounding neighborhoods. Concerns were raised regarding the absence of sidewalks and marked crosswalks along key school routes, which Zenger stated creates unsafe walking conditions for children and residents and limits safe access to nearby schools and community facilities. Zenger also noted that limited pedestrian infrastructure along 3300 South makes walking difficult and unsafe in certain areas. In response, it was noted that the referenced funding sources may be eligible for sidewalk improvements, and appreciation was expressed for the public comment.

Sheryl Martin inquired about jurisdiction and maintenance responsibility for a section of 3300 South near Elgin Avenue and Richmond Street, specifically regarding deteriorated sidewalk conditions and temporary safety markings in the area. Martin asked whether Millcreek City, Salt Lake City, or another entity is responsible for ownership and maintenance of the roadway and adjacent infrastructure. The mayor responded that jurisdictional responsibility in the area is complex and may involve coordination between municipalities and noted that the issue is routinely evaluated in the context of maintenance activities such as snow removal. The mayor indicated that the City Attorney's Office handles intergovernmental agreements and jurisdictional determinations and would be the appropriate point of contact for formal clarification. Martin also raised additional safety concerns regarding pedestrian access, including stairway conditions and the potential need for safety improvements such as handrails.

Christian Larsen provided comments in support of the proposed transportation funding measure and commended the Public Works Department for its ongoing efforts to address

roadway maintenance issues, including pothole repairs. Larsen noted that while experiences vary among residents, transportation-related concerns such as road conditions, traffic speeds, and safety improvements are frequently raised during Planning Commission meetings. Larsen expressed strong support for the proposed funding approach, stating that it represents an equitable solution by ensuring that commercial and public users contribute to transportation improvements. It was further noted that dedicating the fund exclusively to transportation-related purposes provides transparency and aligns contributions directly with roadway maintenance and improvement needs. Larsen concluded by expressing personal and household support for the proposal and urged its approval.

Linda Milne commented on the city's use of Rocky Mountain Power for fee collection services, seeking clarification on whether this represented the second such fee being collected through the utility. Milne suggested that, over time, it may be more cost-effective for the city to bring collection services in-house and expressed that direct City administration would improve ease of interaction and customer service for residents and businesses. Milne also commended city leadership and staff for responsiveness and communication, noting positive prior interactions with elected officials and staff. In addition, the commenter encouraged the Council to consider internalizing additional administrative functions where feasible to enhance efficiency and resident experience. Milne concluded by requesting information regarding how other municipalities, specifically South Salt Lake, determined their methodology for calculating fees based on square footage rather than trip-based structures, and suggested the consultant provide further explanation following public comment.

Andrei Tarassov provided comments regarding the proposed fee structure and its potential fiscal and economic impacts. Tarassov acknowledged the potential for significant revenue generation for the city but raised concerns regarding the cost of administering the program, including the possibility of duplicative payments to Rocky Mountain Power, and suggested that in-house administration may be more cost-effective. Tarassov also expressed concern about the distinction between taxes and fees, noting potential impacts on taxpayers who itemize deductions and may rely on property tax deductions related to high property taxes or medical expenses, while fees are not deductible in the same manner. Tarassov further raised concerns about the proposed fee schedule's impact on businesses, suggesting that similar fee structures in other jurisdictions have contributed to business relocation discussions. Tarassov questioned how business activity and customer generation are measured under the proposed framework and expressed concern that the structure could unintentionally penalize businesses that attract customers from outside the city. Tarassov noted that local businesses serve regional clientele who contribute to local sales tax revenue and encouraged the Council to consider these economic dynamics in evaluating the proposal.

Elyse Sullivan read an online comment submitted from Andrew Gruber, *"I support the Transportation Utility fee. Keeping our roads and transportation system in good condition is a fundamental and important function of city government. Doing preventive maintenance to keep the roads from falling into disrepair is cheaper and safer in the long run. The city did a full analysis of costs, and is tying the fee to the needs. It's targeted. It's broad-based, paid by all property owners, so the fee can be reasonably low. The city*

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has been very communicative and transparent throughout the process, sending out and posting information and holding multiple open houses. This is how government is supposed to work. Thank you, and I'm sorry I was not able to attend in person."

Council Member DeSirant moved to close the public hearing. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Thomas McMurtry explained that jurisdictions use different methodologies for calculating transportation-related fees, often based on trip generation data from the Institute of Transportation Engineers (ITE) Trip Generation Manual. He noted that some cities apply a straightforward rate per 1,000 square feet of commercial space or per equivalent residential unit (ERU), requiring staff to calculate fees individually for each property based on standardized trip generation factors. McMurtry explained that other cities, including South Salt Lake, utilize this more direct rate-based approach, which requires ongoing calculations for each property and business, including existing uses.

McMurtry further stated that the city's approach differs in that staff have already completed a comprehensive analysis of all properties, applying trip generation rates to existing square footage across the city to establish a more uniform and pre-calculated fee structure. As an example, he referenced a 30,000-square-foot retail property and noted that the city's methodology applies standardized calculations across all similar properties in advance, rather than requiring case-by-case determinations. McMurtry concluded that jurisdictions which do not complete this upfront analytical work place a greater administrative burden on staff over time, whereas the city's approach incorporates these calculations into the initial study for greater efficiency and consistency.

Mayor Jackson asked about a formal appeals process for businesses or residents who believe their transportation-related fee was incorrectly calculated or disproportionate to their actual use and assessment for multi-family housing.

McMurtry confirmed that an appeals mechanism is required and would be included, consistent with state legislation, to allow for review of both hardship cases and potential reclassification requests. It was noted that various municipalities implement different appeal processes, including application-based reviews such as those used in Provo, and that staff have been coordinating with city personnel to develop appropriate procedures. In certain cases, property owners may request to fund a third-party study to demonstrate that their classification or trip generation assumptions are inaccurate, though the burden of proof would rest with the applicant. McMurtry confirmed that each residential unit, including single-family homes, condominiums, and individual apartment units, would be assessed a flat residential fee. It was further explained that this approach is consistent with practices in many jurisdictions, where a uniform fee is applied per residential unit, regardless of housing type, to maintain consistency and administrative efficiency.

3.4 Discussion and Consideration of Resolution 26-13, Revising the Audit Committee Guidelines to Assist in the Oversight of the Internal and External Audit Functions of Millcreek

Lisa Dudley presented proposed updates to the city's Audit Committee resolution in advance of the annual fraud risk assessment, noting that one evaluation criterion is whether the city maintains an internal audit function supported by an audit committee consistent with best practices from the Government Finance Officers Association and the State Auditor's Office. She explained that the existing Audit Committee was established by resolution in 2020 and that the proposed revisions primarily refine membership structure, clarify duties, and improve alignment with current practice.

Dudley highlighted that the Audit Committee is a five-member body consisting of two city council members, the City Manager, the City Attorney, and the Finance Director, and recommended clarifying that one of the council members serving on the committee should be the City Treasurer, consistent with historical practice and financial oversight responsibilities. She also proposed clarifying language related to internal controls, specifically emphasizing separation of duties, and noted minor wording updates throughout the membership and responsibility sections.

Regarding committee operations, Dudley stated that the committee's role has expanded in recent years beyond receiving the annual external audit to also include audit engagement discussions and review of additional audits such as stormwater, workers' compensation, and retirement system audits. She proposed formalizing expectations for quarterly meetings, which would better align with existing budget amendment cycles and other financial reporting needs. She further noted that while the resolution requires formal agendas and minutes, this requirement has not been consistently implemented in practice and would be addressed moving forward.

Dudley also recommended updating reporting requirements to ensure committee activities are reported to the city council following each meeting, rather than solely on an annual basis, and adding language to include reporting on audits conducted by other regulatory agencies. Finally, she proposed modifying the requirement for annual review of the Audit Committee guidelines to a periodic review, unless changes in legislation or personnel necessitate more frequent updates, in order to improve efficiency while maintaining oversight.

Mayor Jackson appreciated the changes. Dudley noted that the original Audit Committee resolution required the two elected body representatives to be replaced annually. She explained that this provision has been removed in the proposed revision, as the city does not annually rotate the Treasurer, and maintaining that role on the committee is important for continuity in financial oversight. Dudley further expressed concern that frequent turnover of committee members could reduce institutional knowledge and diminish the effectiveness of the committee, particularly given that members often require time to become familiar with audit processes and reporting. She stated that while rotation of membership is generally appropriate, annual changes to elected representation on the committee may be excessive and could negatively impact continuity and the committee's overall effectiveness.

Council Member DeSirant moved to approve Resolution 26-13, Revising the Audit Committee Guidelines to Assist in the Oversight of the Internal and External Audit Functions of Millcreek. Council Member Catten seconded. The Recorder called for the

vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.5 Discussion and Consideration of Resolution 26-14, Approving an Interlocal Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands to Cooperatively Discharge their Joint Responsibilities for Protecting Non-Federal Land from Wildland Fire

John Brems explained that the item is a state-requested interlocal agreement clarifying responsibility for fire protection services. He noted that while the Unified Fire Authority (UFA) provides firefighting services under contract, the state has determined that the city retains the formal responsibility for ensuring those services are provided. Brems stated that although UFA has historically executed the agreement, the interlocal now appropriately reflects the city's responsibility in alignment with the state's determination, while still recognizing UFA as the contracted service provider.

Council Member Catten moved to approve Resolution 26-14, Approving an Interlocal Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands to Cooperatively Discharge their Joint Responsibilities for Protecting Non-Federal Land from Wildland Fire. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.6 Discussion and Consideration of Ordinance 26-39, Regulating the Use of Municipal Pickleball Courts; Prohibiting Non-Pickleball Activities, Including Soccer and the Use of Wheeled Vehicles; and Providing for Enforcement

Mayor Jackson introduced item 3.6, a proposed ordinance regulating the use of municipal pickleball courts. She explained that the ordinance was prompted by instances of inappropriate use of the courts, including soccer practice activities that have resulted in balls striking pickleball nets, as well as bicycles and scooters being ridden on the courts, which could damage the playing surfaces and associated equipment. She noted that such activities may lead to increased maintenance costs for taxpayers and reduce the intended recreational use of the facilities.

Mayor Jackson stated that the ordinance is intended to provide enforceable guidelines so that police and code enforcement personnel have clear authority to address misuse when it occurs, including the ability to request that individuals cease prohibited activities or leave the area. She added that while the intent is for users to exercise common sense, the ordinance is necessary to protect public facilities and ensure they remain available for their intended recreational purpose.

John Brems said the enforcement is asking people to leave or a civil penalty of $300 with joint liability on the parents/guardians.

Council Member DeSirant moved to approve Ordinance 26-39, Regulating the Use of Municipal Pickleball Courts; Prohibiting Non-Pickleball Activities, Including Soccer and the Use of Wheeled Vehicles; and Providing for Enforcement. Council Member Handy

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seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.8 Discussion and Consideration of Ordinance 26-40, Approving the Disposition of Certain Surplus Public Property

Lisa Dudley reported that the council packet included an updated list of additional items identified as surplus property, including a drone that is no longer usable due to its components. She also provided an update on previously approved surplus items, noting that all items from the prior list have been sold with the exception of a refrigerator previously used in the coffee house area. Dudley stated that surplus items are being sold through a public auction platform, which manages sales tax collection and remittance, resulting in streamlined processing for the city.

Dudley explained that the item before the council is a resolution seeking approval to formally declare the newly identified items as surplus, allowing them to be listed for sale through the same auction process. Dudley noted that the surplus program continues to help reduce stored inventory while generating modest revenue for the city.

Council Member Catten moved to approve Ordinance 26-40, Approving the Disposition of Certain Surplus Public Property. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4. Financial Matters

4.1 Public Hearing to Consider the City's Fiscal Year 2026-2027 Tentative Budget (Including the FY27 Millcreek Municipal Fee Schedule)

Lisa Dudley provided an update on revisions to the tentative budget since its initial presentation to the council on May 11 and subsequent discussion on May 26. She noted that the current adjustments reflected in the light green column result in a net zero impact to the general fund, including a reallocation within the Community Life program for a public art market initiative and a minor reclassification related to software expenditures, which increased by approximately $500 over the original budgeted amount. Dudley also indicated that additional informational notes were added for programs such as the Promise Program and departmental travel, training, and membership details, without changes to the underlying appropriations.

Dudley further reported that the property tax certification process remained in a preliminary stage at the time of the update, with final certified values expected prior to final budget adoption. She explained that any newly identified growth would reduce the budgetary use of fund balance, which serves as the balancing mechanism in the budget. She noted that staff would provide Council with updated certification information, including comparisons of certified rates and new growth figures once finalized.

Dudley referenced adjustments within CIP, including an additional $50,000 allocation for traffic calming measures requested by council, along with minor updates related to a

parking structure line item. She confirmed that the general fund fund balance roll-forward remains unchanged due to the net-zero nature of the adjustments presented.

Mike Winder relayed comments from John Miller regarding the potential use of an additional $50,000 allocation for traffic calming and pedestrian safety improvements. He noted that prior funding over the past several years had been used to replace outdated DFS signage, many of which had exceeded their expected service life of 12 to 15 years. Miller reported that the city has largely completed its signage replacement goals and that new signage installations would focus on additional locations moving forward.

Winder further explained that if additional funding is approved, staff would explore a range of pedestrian safety enhancements, including flashing beacons, curb extensions (bulb-outs), and other crossing improvements. These projects would be evaluated based on site-specific needs and distributed across all four council districts where appropriate. He added that staff would also seek opportunities to leverage external grant funding to maximize the impact of local investments, and that the proposal reflects a broader effort to enhance traffic calming and pedestrian safety throughout the city.

Dudley reminded the council that CIP expenditures must be used for the creation of new assets and not for routine maintenance or repair. She also clarified a budget adjustment related to the parking structure project, noting an additional $10,000 allocation for a pavilion-style awning or canopy to provide weather protection at the sixth level (fifth-floor entry), which is currently exposed to the elements. Dudley stated that, although this adjustment contributes to an overall increase in the budgetary use of fund balance, the CIP fund balance roll-forward indicates that sufficient resources remain available for future capital improvements and asset acquisitions. Mayor Jackson asked about the awning for the parking garage. Winder noted the $10,000 was an estimate. It would be placed on the open air top floor to help keep weather elements off those going in and out of city hall.

Council Member DeSirant moved to open the public hearing. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Linda Zenger asked about the use of private donations. Dudley explained that private donations received by the city function similarly to grants in that they are typically restricted to specific programs or purposes designated by the donor. She noted that, unlike intergovernmental grants, which are received from state, federal, or other governmental entities, private contributions often come from organizations such as United Way or local businesses and are frequently designated for specific initiatives, including programs like Promise or recreation-related activities. Dudley stated that when private donations are received, the city records a corresponding revenue budget adjustment and an equal expenditure to ensure proper accounting and transparency in the use of funds. She explained that these contributions are generally expended within the same fiscal year; however, in cases where funds remain unspent at year-end—such as timing differences in program expenditures—the remaining balance is reported as restricted until it is used in accordance with donor intent.

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Council Member DeSirant moved to close the public hearing. Council Member Handy seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.2 Public Hearing to Consider Adopting the FY27 Municipal Employees Payscale
Lisa Dudley reported that the proposed pay scale for the upcoming fiscal year includes a 3% cost-of-living adjustment (COLA), which is informed by prior-year Consumer Price Index (CPI) data. She explained that the COLA adjustment applies across the entire pay scale, increasing the salary ranges for each grade, while the 1.5% merit increase does not alter the pay scale itself and instead applies individually to eligible employees within their existing pay ranges. Dudley further noted that the city's pay structure is based on a range system with minimum and maximum values rather than step-based progression, with the midpoint serving primarily as a hiring reference point.

Winder added that recent CPI data for the 12-month period ending April 2026 reflects an increase of approximately 3.8%, compared to earlier figures used during the budget development process, which were closer to 2.8–2.9%. Dudley stated that the city typically bases COLA decisions on observed CPI trends during the budget preparation period and does not use a multi-year rolling CPI average, noting that the current proposed adjustment remains within an acceptable range based on available data at the time of budget development.

Council Member DeSirant moved to open the public hearing. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

There were no comments.

Council Member DeSirant moved to close the public hearing. Council Member Handy seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.3 Discussion and Consideration of Ordinance 26-37, Enacting a New Compensation Schedule/Payscale for Executive Municipal Officers and Statutory Employees for Fiscal Year 2026-27

Council Member DeSirant moved to approve Ordinance 26-37, Enacting a New Compensation Schedule/Payscale for Executive Municipal Officers and Statutory Employees for Fiscal Year 2026-27. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

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4.4 Public Hearing to Consider Adopting the FY27 Department Directors and Deputy Directors Payscale

Lisa Dudley explained that the pay scale and compensation items are presented separately due to statutory requirements. She noted that the employee pay scale is required under longstanding state statute, while a newer statutory requirement mandates a public hearing and council approval of compensation increases for department directors and deputy directors as part of the budget process. Dudley clarified that this requirement does not require disclosure of exact salaries but does require that compensation increases be publicly noticed and approved.

Dudley further stated that the same general increase structure—consisting of a 3% cost-of-living adjustment and a 1.5% merit component—applies to both employees and applicable management positions, with the exception of the City Attorney, whose compensation is governed by contract rather than W-2 employment status. Dudley noted that the City Attorney's adjustment differed from the standard structure in prior and current years, reflecting contractual terms rather than the standard COLA and merit framework applied to other positions.

Council Member Handy moved to open the public hearing. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

There were no comments.

Council Member DeSirant moved to close the public hearing. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.5 Discussion and Consideration of Ordinance 26-38, Adopting an Increase for Executive Municipal Officers and Their Chief Assistant(s) or Deputies for Fiscal Year 2026-27

Council Member DeSirant moved to approve Ordinance 26-38, Adopting an Increase for Executive Municipal Officers and Their Chief Assistant(s) or Deputies for Fiscal Year 2026-27. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

5. Reports

5.1 Mayor's Report

Mayor Jackson provided an update on several ongoing initiatives, including the city's Arts and Culture Master Plan, noting that work is underway with the project consultant and that recent community engagement at the Venture Out Festival has been positive. She highlighted that the Venture Out series is in its 20th year and expressed appreciation for staff leadership in sustaining the program over time. The mayor also stated that an

extension has been granted for completion of the Arts and Culture Master Plan to allow additional time for thorough development and implementation. She further reported on discussions with the Recreation Bond Application Board regarding the 10-year ZAP fund bond program, noting that the city did not submit projects for the current application cycle due to eligibility requirements, but that future opportunities may exist for projects such as those associated with Big Cottonwood Regional Park if bond funding is approved. Additionally, she referenced participation in the Tourism, Recreation, Culture, and Convention Board, indicating that the city anticipates pursuing grant opportunities through that program to support local projects and leverage external funding sources to advance community priorities.

5.2 City Council Member Reports
Council Member DeSirant reported attending a grand opening for New Glass Antiques and a Program Design Committee meeting for Utah Renewable Communities.

5.3 Staff Reports
There were none.

6. Consent Agenda

6.1 Approval of May 11, 2026 Work and Regular Meeting Minutes

Council Member DeSirant moved to approve the May 11, 2026 Work and Regular Meeting Minutes. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

7. New Items for Subsequent Consideration
There was none.

8. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg., 6/11/26, 6:00 p.m.
- Planning Commission Mtg., 6/17/26, 5:00 p.m.
- City Council Mtg. 6/22/26 7:00 p.m.

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 9:10 p.m. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Cheri Jackson, Mayor

_____
Attest: Elyse Sullivan, City Recorder

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Minutes of the
Millcreek City Council
June 22, 2026
6:30 p.m.
Work Meeting
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on June 22, 2026, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members
Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4 (electronic, arrived at 6:40pm)

City Staff
Francis Lilly, Assistant City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Lisa Dudley, HR-Finance Director
Rita Lund, Communications Director
Kayla Mayers, Promise Program Director
Kristy Parajuli, Promise Education Coordinator
Aaron Roberts, Stormwater Operations & Construction Manager
Erica Okada, Public Information Manager

Attendees: Thomas McMurtry, Rick Hansen, Sgt. Ryan Warner, Chief Petty-Brown, Cathy Woolf

WORK MEETING – 6:30 p.m.
TIME COMMENCED: 6:30 p.m.

Mayor Jackson called the work meeting to order.

1. **Fraud Risk Assessment Presentation; Lisa Dudley, HR-Finance Director**
   Lisa Dudley presented an overview of the city's annual Fraud Risk Assessment, explaining that it is a required component of the independent financial audit and is mandated by the Utah State Auditor's Office. She stated that the assessment is a self-evaluation designed to measure the city's internal controls, separation of duties, oversight practices, ethics policies, and fraud prevention efforts. Dudley emphasized that the assessment serves as a starting point for identifying opportunities to strengthen internal controls rather than a comprehensive checklist. She noted that the process also requires annual ethics training and pledges for employees, ethics training for elected officials at the beginning of each term, continuing professional

education requirements for finance staff, ongoing monitoring of internal controls, and regular Audit Committee meetings.

Dudley reported that the city's Fraud Risk Assessment score improved from 300 out of 395 in fiscal year 2023 to 375 out of 395, reflecting the implementation of several recommendations. These improvements included revisions to the conflict-of-interest policy, adoption of an ethical behavior policy, annual employee ethics acknowledgments, required training for elected officials, establishment of a fraud reporting hotline, and revisions to the Audit Committee guidelines. She noted that future improvements will focus on enhancing the Audit Committee's role in conducting internal audit functions, developing a formal internal audit plan, ensuring consistent implementation of city policies and fee schedules, and strengthening information technology and cybersecurity policies. Dudley explained that recent revisions to the Audit Committee guidelines designate the City Treasurer as a committee member, require quarterly meetings, agendas and minutes, and regular reporting to the City Council. She concluded by stating that while significant progress has been made over the past four years, the city will continue to review and strengthen its internal controls, audit processes, and cybersecurity practices to further reduce fraud risk.

Mayor Jackson commended staff for their work in significantly improving the city's Fraud Risk Assessment score and expressed confidence that the city would be able to maintain a very low level of fraud risk. She emphasized the importance of being responsible stewards of taxpayer funds by adhering to best practices for fraud prevention and maintaining strong internal controls. The mayor noted that effective policies, procedures, and oversight are essential safeguards that help protect public resources and ensure the city's financial integrity.

2. Treasurer's Report

Council Member Catten reported that, as of June 22, 2026, the city had $2,428,331 in its operating account and $40,927,956 in the PTIF account, for a total shared cash balance of $43,356,287. Year-to-date revenues included $11,935,126 in property taxes, $11,865,127 in general sales tax revenue through eight months of the fiscal year, and $1,002,530 in building permit revenue. During the reporting period, the city issued 184 checks, processed two payrolls, and completed 22 bank drafts (EFTs), resulting in total May disbursements of $7,456,830.

3. Staff Reports

Elyse Sullivan provided an update on the Rock Your Block Grant Program, reporting that the city received 10 applications, of which five projects were selected for potential funding, pending completion of follow-up requirements by July 6. The total anticipated grant distribution is approximately $20,000. She summarized the proposed projects, including improvements to the public right-of-way along 900 East near Sydnee Court in Council District 1; landscaping improvements adjacent to the St. Mark's masonry wall on a dead-end street in District 2; creation of a community hub featuring a bench, Little Free Library, and community bulletin board along the neighborhood walkway to Rosecrest Elementary in District 3; and two District 4 projects consisting of wildflower plantings along the southern pathway to Churchill Junior High and park strip improvements on Millcreek Canyon Road.

Council Member Catten asked why two projects were selected for District 4.

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Mayor Jackson commented that the selected District 3 project did not require the full amount of available funding, allowing the review committee to consider additional projects for funding. She noted that the city received one application from District 1, two from District 2, three from District 3, and four from District 4, and expressed satisfaction that the inaugural Rock Your Block Grant Program generated participation from every council district. The Mayor thanked Sullivan for coordinating the application and review process and acknowledged the contributions of the committee members appointed by the council. She noted that the committee's discussion benefited from a variety of perspectives, including members with grant-making experience, and also recognized the assistance provided by Planning and Public Works staff, who helped evaluate the feasibility and potential challenges of the proposed projects. She concluded by stating that she looked forward to receiving updates as applicants completed the required follow-up steps.

The council discussed a proposal from a Millcreek resident, a junior at Olympus High School, who wanted to paint fish on a jersey barrier on Murray-Holladay Road. John Brems explained that although an agreement and safety plan existed, there were legal and liability concerns because the artist was a minor working in the public right-of-way, and parental waivers could not fully waive the child's potential claims. John Miller outlined the risk mitigation plan—keeping the work on the sidewalk, using cones, and wearing safety vests—while still acknowledging residual risk. Council members generally supported moving forward but worried about the precedent it would set. Council Member Catten favored approval but said the city should create a policy for handling similar future requests, and Council Member Handy agreed. Brems noted that Francis Lilly was already working on a city arts master plan that would address public art issues like this. Joining remotely, Council Member Uipi felt the decision was somewhat premature without a more robust process and suggested involving the Arts Council and having a stronger framework before approvals. Council Member Jackson agreed that the forthcoming arts and culture master plan would provide needed guidance.

4. Unified Police Department Report

Chief Petty-Brown presented the Unified Police Department's May 2026 report, noting that average response times remained consistent at six minutes for Priority 1 and Priority 2 calls and 12 minutes for Priority 3 calls. She reported an increase in case activity, with police reports rising from 800 in April to 910 in May, along with 2,710 calls for service, 60 transient-related calls, and 23 mental health calls. Traffic enforcement activity included 416 citations, 11 DUI arrests, 68 accident reports, and 29 hit-and-run investigations. The Department's Directed Enforcement Unit handled five cases, made 13 arrests, executed 10 search warrants, recovered two stolen vehicles, and seized 55 fentanyl pills and eight grams of heroin. Chief Petty-Brown also highlighted the department's extensive community engagement during the end of the school year, including participation in school events and visits by the department's ice cream truck, and announced that members of the K-9 unit were attending crisis response training in Colorado to further develop the program.

Chief Petty-Brown reported that investigations during the month included 42 assaults, eight fraud cases, 40 burglaries, 11 sex offenses, six stolen vehicles, 74 larcenies, 10 drug offenses, 62 domestic violence cases, and no homicides or robberies. Millcreek precinct detectives were assigned 50 cases, with 25 cases submitted for prosecution, representing a strong filing rate. She also highlighted the work of the shared services Records Division, which from July 2025 through June 2026 processed more than 38,000 incident reports, 29,000 supplemental reports,

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2,300 citations, 2,300 booking records, and 14,000 GRAMA requests, in addition to managing body-worn camera redactions, alarm permits, towing rotations, expungements, administrative phone calls, and report coding for state and federal crime reporting.

In response to a question from the Council, Chief Petty-Brown stated that the Records Division is now housed in the department's Logistics Building in Kearns. She concluded with a staffing update, reporting that the department was down only one position overall but anticipated several retirements during July, including two chief-level positions. She noted that the UPD Board had approved the addition of an Assistant Chief position to improve organizational capacity, and announced several recent promotions, including one detective and one Millcreek officer promoted to sergeant, with additional personnel changes expected as vacancies are filled.

5. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items
There were none.

Council Member DeSirant moved to adjourn the work meeting at 6:58 p.m. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:00 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance
Mayor Jackson called the meeting to order and led the pledge of allegiance.

1.2 Unified Police Department Millcreek Precinct Officer of the Month for May 2026
Chief Petty-Brown announced Detective Ryan Warner as Officer of the Month for May 2026. She recognized Detective Warner for his outstanding service to the Millcreek community and congratulated him on his recent promotion to sergeant. She noted that Detective Warner served the city for the past four years, first as the domestic violence detective and later as a property crimes detective, consistently demonstrating exceptional professionalism, compassion, and investigative skills. Chief Petty-Brown highlighted his recent work investigating a series of residential burglaries, during which he identified patterns, located and arrested the suspect, and recovered stolen property, bringing accountability and reassurance to affected residents. She also commended Detective Warner for his victim-centered approach, emphasizing his commitment to treating victims with dignity, keeping them informed throughout investigations, and ensuring they felt supported regardless of the outcome of their cases. In addition to his investigative accomplishments, she recognized his role as a mentor to newer officers, praising his willingness to share knowledge, support colleagues, and lead by example. Chief Petty-Brown stated that Detective Warner's dedication, leadership, and commitment to the community exemplify the highest standards of the profession and expressed hope that he would continue serving the Millcreek precinct in his new role as sergeant.

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1.3 English Skills Learning Center Certificate Ceremony
Mayor Jackson formally recognized the graduates of the English Skills Learning Center, congratulating them on their dedication and achievement in learning English. She acknowledged the challenges of relocating to a new country and acquiring a new language, emphasizing that English proficiency is an important tool for success and for helping families thrive in the community. On behalf of the city, Mayor Jackson commended the graduates for their hard work and perseverance and expressed appreciation for their commitment to personal growth and community engagement.

Maddie Townsend, representing the English Skills Learning Center, expressed appreciation for the city's ongoing partnership through Millcreek Promise, noting that she has worked with the organization for five of her six years with the Learning Center. She described the collaboration as one of the most valuable partnerships she has experienced, highlighting the classes hosted at Bud Bailey Apartments for resident participants. Townsend explained that Millcreek Promise has provided essential support through childcare services, student recruitment, and assistance to refugee families, helping foster an inclusive community where all voices are valued. She concluded by introducing a student who then addressed the council on behalf of the program participants. The students were then presented with certificates.

1.4 Public Comment
Cathy Woolf, Diana Way, shared her perspective on the Porsche site's development, explaining that she and her husband had participated extensively in earlier public discussions regarding potential uses for the property. She recalled initially opposing proposals such as a motel and multifamily housing because of concerns about increased traffic and neighborhood impacts but ultimately supported the Porsche dealership after learning it would generate tax revenue, provide an attractive development, and preserve many of the area's valued characteristics. Woolf stated that while she had accepted the dealership, she had not anticipated the installation of approximately 45-foot-tall trees that now obstruct the mountain, sunset, and city views from her home, which she described as one of the primary reasons her family purchased and invested in the property.

Woolf encouraged the dealership and the city to view the site as an opportunity for broader community benefit through innovative landscaping and educational partnerships. Drawing on her experience as a retired teacher who developed a successful water-wise school garden, she proposed incorporating native and water-wise landscaping, educational plant labeling, demonstration gardens, student involvement in irrigation and landscape design, and partnerships with local schools on environmental and conservation projects. She also suggested exploring habitat improvements and other landscape features that could address local environmental issues. In closing, Woolf expressed concern that the proposed landscaping could diminish scenic views for other nearby homeowners as well and urged consideration of alternatives that would preserve neighborhood views while creating a landscape that serves both the development and the broader community.

Francis Lilly explained that the Porsche development agreement, approved by the city, included a landscape plan that provided the developer with a selection of approved street tree species, one of which has the potential to reach approximately 45 feet in height

depending on growing conditions. He stated that because the landscape plan was incorporated into the approved development agreement, the city cannot retroactively require the developer to remove or replace the trees. Lilly noted that the approved tree list was prepared by a professional landscape architect and was intended to support the city's broader planning objectives, including enhancing the Wasatch Boulevard streetscape, providing shade and buffering for the adjacent shared-use path, reducing urban heat island effects, and advancing goals identified in the city's General Plan. He added that while the city informed Porsche that alternative approved tree species with smaller mature heights could be considered, any changes would be voluntary on the developer's part, and he did not believe using public funds to replace compliant landscaping would be appropriate. Lilly also clarified that the planned Wasatch Boulevard improvements outside the Porsche frontage will not include similar street trees, as the tree requirement is unique to the dealership frontage where adequate space exists.

2. Business Matters

2.1 Discussion and Consideration of Ordinance 26-46, Establishing a Transportation Utility; Imposing a Transportation Utility Fee; Adopting a Transportation Utility Fee Schedule as Part of the Consolidated Fee Schedule; Creating a Transportation Utility Fund; Providing for Administration, Billing, Collection, Appeals, and Enforcement; and Providing an Effective Date

Mayor Jackson noted the council had a presentation and public hearing on the matter at the last council meeting on June 8.

John Miller clarified that staff evaluated two pavement condition index (PCI) funding scenarios as part of the Transportation Utility Fee discussion: maintaining streets at a PCI of 70, which would provide pavement treatments approximately every 15 years, and a PCI of 75, the industry standard, which would allow treatments approximately every 10 years. He noted that the PCI 70 option would generate approximately $4.1 million, while the PCI 75 option would generate approximately $4.6 million, a difference of about 10 percent in overall costs. Miller stated that staff's recommendation is to follow the consultant's guidance and adopt the PCI 75 standard, consistent with previous council discussions and the city's goal of maintaining a higher level of roadway preservation.

Council Member DeSirant noted he received an email from a constituent asking if the fund could be used for sidewalk improvements, and the answer is yes. He noted the $7.65 a month would be closer to around $12.45 a month if the city instead instituted a property tax increase, which would amount to an approximate 45% increase. Council Member Uipi asked if the council had heard from residents since the last meeting because she had not. Council Member Catten commented that the city's public outreach efforts regarding the Transportation Utility Fee included well-attended open houses over the previous several months. She observed that while many attendees initially expressed concerns, most became more receptive after receiving information about the purpose of the fee, how it would function, and the need for sustainable roadway funding. She noted that public feedback following the outreach had been limited to only a small number of emails, indicating that most residents appeared to understand and accept the rationale behind the proposed program.

Erica Okada summarized the city's public outreach efforts for the Transportation Utility Fee, noting that extensive communication occurred through multiple channels. Outreach included featured articles in the May and June city newsletters, weekly e-newsletter updates from April through June, social media posts, three public open houses, a stakeholder focus group, and approximately 44 public comments and emails received throughout the process. Staff also participated in a local news interview and a Facebook Live discussion to explain the proposal and answer questions. It was further reported that the consultant had completed a comprehensive communications report documenting all outreach activities, public comments, and supporting materials, which would be posted on the city's website. Staff noted that the report confirmed the feedback received was generally consistent with the themes discussed throughout the public engagement process.

The council appreciated the consultants' and staff's efforts.

Council Member Handy moved to approve Ordinance 26-46, Establishing a Transportation Utility; Imposing a Transportation Utility Fee; Adopting a Transportation Utility Fee Schedule as Part of the Consolidated Fee Schedule; Creating a Transportation Utility Fund; Providing for Administration, Billing, Collection, Appeals, and Enforcement; and Providing an Effective Date. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Resolution 26-16, Adopting the Fifth Amendment to the Millcreek Employee Handbook – Fourth Edition

Lisa Dudley presented proposed amendments to the city's employee handbooks, explaining that the revisions focus on two primary areas: the Employee Driver and Vehicle Use Policy and the Youth Protection Policy. She noted that the city maintains separate handbooks for benefited and non-benefited employees, with the non-benefited version containing only policies applicable to those employees. Dudley explained that the updated driver policy is intended to enhance employee safety, reduce risk, establish clear expectations, and ensure compliance with Utah Local Governments Trust insurance requirements. The revisions include a new driver policy packet addressing topics such as safe parking and backing procedures, driver responsibilities, and the use of both city-owned and personal vehicles for city business. The handbook revisions refer to the complete policy packet, which is available to employees through the city's shared drive.

Dudley also outlined updates to the Youth Protection Policy, explaining that the revisions strengthen the city's compliance with state law and establish enhanced standards to protect the safety, well-being, and dignity of youth participating in city programs. The policy requires employees and volunteers working with youth to complete training and required documentation before beginning service, including background checks through state and national sex offender and kidnapping registries for individuals age 18 and older. The revised policy also establishes standards for employee and volunteer interactions and communications with youth and primarily affects the Promise Program and Community Life Department. During council discussion, a question was raised regarding minors who serve as camp staff or volunteers alongside younger participants. Dudley clarified that the

statutory requirements apply to volunteers and employees who are 18 years of age or older but agreed that younger staff should also receive appropriate training and stated that staff would ensure such training is provided where applicable.

Council Member DeSirant moved to approve Resolution 26-16, Adopting the Fifth Amendment to the Millcreek Employee Handbook – Fourth Edition. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.3 Discussion and Consideration of Resolution 26-17, Adopting the Fourth Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition
Lisa Dudley explained that the proposed fourth amendment to the non-benefited employee handbook mirrors the revisions made to the benefited employee handbook, with the exception of provisions related to employee travel that do not apply to non-benefited staff. She noted that the Employee Driver and Vehicle Use Policy will still apply to non-benefited employees who operate city or personal vehicles for city business, while the updated Youth Protection Policy applies equally to both benefited and non-benefited employees.

Council Member DeSirant moved to approve Resolution 26-17, Adopting the Fourth Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.4 Discussion and Consideration of Resolution 26-18, Approving the First Amendment to Interlocal Cooperative Agreement with Salt Lake County for Extending the "TRCC" Millcreek Arts and Culture Plan Deadline to December 31, 2026
Francis Lilly presented the proposed interlocal cooperative agreement with Salt Lake County to extend the timeline for completing the city's Arts and Culture Master Plan grant. He explained that the city received a Salt Lake County TRCC grant several years earlier but experienced delays in initiating the project due to competing priorities, including state-mandated planning efforts related to water resources, the General Plan, and station area planning. Earlier in the year, the city retained Union Creative Agency to develop the Arts and Culture Master Plan, and work is now well underway, including the formation of an artist panel to develop catalytic arts projects and ongoing discussions regarding governance for future public art initiatives. Lilly reported that the city requested and received an extension of the grant through December 31, 2026, providing additional time to complete the project, although staff anticipate the work will be substantially complete by September. He noted that the Salt Lake County TRCC Board unanimously approved the extension, subject to execution of the interlocal agreement before the council.

Mayor Jackson, speaking in her capacity as a member of the TRCC Board, confirmed that the extension request was unanimously approved following the city's presentation and expressed confidence in the work being completed by Union Creative Agency,

stating that it will provide a strong foundation for implementing the city's Arts and Culture Master Plan. In response to a question regarding funding, Lilly stated that the grant included approximately $75,000 for consulting services and an additional $25,000 to $30,000 to support artist participation and related project activities.

Council Member Catten moved to approve Resolution 26-18, Approving the First Amendment to Interlocal Cooperative Agreement with Salt Lake County for Extending the "TRCC" Millcreek Arts and Culture Plan Deadline to December 31, 2026. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.5 Discussion and Consideration of Resolution 26-19, Approving the Second Amendment to Interlocal Cooperative Agreement with Salt Lake County; Acknowledging the Third Grant Year (Second Amendment Renewal Term) for Healthy Millcreek Coalition Funding

Kayla Mayers presented a proposed grant agreement with the Salt Lake County Health Department to continue funding the Healthy Millcreek Coalition, which operates under the nationally recognized Communities That Care framework for planning and implementing community health initiatives. She explained that the city originally received the grant in fiscal year 2025, with the intent of supporting the coalition for three years, contingent upon continued funding. The proposed third-year award includes $94,500, with an additional $10,000 available through a supplemental application. Mayers noted that the grant primarily funds the Health Coordinator position and associated benefits, with remaining funds supporting coalition programming and community initiatives.

Council Member Catten highlighted the coalition's accomplishments over the past year, particularly its emphasis on youth mental health and youth programming. She noted that the coalition played a key role in establishing after-school programming in partnership with Skyhop, describing the initiative as a significant benefit to the community. Council Member DeSirant expressed appreciation for the Produce Pals program.

Council Member DeSirant moved to approve Resolution 26-19, Approving the Second Amendment to Interlocal Cooperative Agreement with Salt Lake County; Acknowledging the Third Grant Year (Second Amendment Renewal Term) for Healthy Millcreek Coalition Funding. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3. Financial Matters

3.1 Public Hearing to Consider Amending the Fiscal Year 2025-2026 General Fund Budget

Lisa Dudley presented the proposed year-end budget amendments, explaining that the first portion of the amendments reflect adjustments to revenues and expenditures based on year-to-date actuals and projected year-end totals. She noted that revenue revisions include updated estimates for ongoing revenue sources, additional state grant funding

received beyond the original budget, and proposed transfers to CIP. Dudley explained that while budget authority is being increased to allow for necessary transfers, actual transfers will only occur to the extent needed to maintain compliance with the city's fund balance and budget requirements.

On the expenditure side, Dudley outlined several adjustments to ensure departments remain within their appropriations, including additional funding for Justice Court expenses and reallocating funds originally budgeted for a vehicle purchase that was deferred, allowing those funds to be transferred to the CIP budget where the purchase will occur in the future. She also noted that previously appropriated pavement preservation funds will not be fully expended by the end of the fiscal year due to the seasonal timing of construction work. Dudley further explained that the remaining proposed changes consist of line-item reallocations within individual departments to reflect actual spending patterns and projected needs. These internal adjustments do not change departmental budgets or the overall General Fund budget but simply shift appropriations between expense categories to ensure compliance with approved spending limits.

Council Member DeSirant moved to open the public hearing. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

There were no comments.

Council Member DeSirant moved to close the public hearing. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.2 Discussion and Consideration of Ordinance 26-43, Amending the 2025-26 Fiscal Year Budget

Council Member DeSirant moved to approve Ordinance 26-43, Amending the 2025-26 Fiscal Year Budget. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.3 Discussion and Consideration of Ordinance 26-44, Determining the Rate of Tax and Levying Taxes Upon All Real and Personal Property within Millcreek (the Resulting Tax is the Same Amount of Tax Previously Collected by Millcreek and Will Not Result in a Tax Increase to Residents of Millcreek) for the Tax Year Beginning July 1, 2026 and Ending June 30, 2027

Lisa Dudley presented the final certified property tax information received from the Utah State Tax Commission and Salt Lake County, noting that these figures were the final component needed to complete the city's budget. She explained that because the city is not increasing property taxes and is not conducting a Truth in Taxation process, the

certified tax rate is adjusted to produce the same property tax revenue as the previous year, with the exception of revenue generated from new growth. Dudley reported that the city's tax rate will decrease slightly from 0.001267 to the certified rate of 0.001248, reflecting increased assessed property values while maintaining revenue neutrality. She noted that the certified revenue without new growth totals approximately $11.906 million, with an additional $107,000 in revenue attributable to new growth, resulting in total certified property tax revenue of $12,014,317. Dudley explained that both the certified tax rate and the corresponding revenue amount are incorporated into the budget resolution to ensure compliance with state requirements.

Council Member Catten moved to approve Ordinance 26-44, Determining the Rate of Tax and Levying Taxes Upon All Real and Personal Property within Millcreek for the Tax Year Beginning July 1, 2026 and Ending June 30, 2027. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.4 Discussion and Consideration of Ordinance 26-45, Adopting a Final Budget, and Making Appropriations for the Support of Millcreek for the Time Period Beginning July 1, 2026, and Ending June 30, 2027

Lisa Dudley provided additional explanation of the certified property tax calculation, reviewing the formula used to determine the certified tax rate and noting that a minor $1 rounding difference was required to reconcile the final figures. She then presented the final proposed General Fund budget, explaining that there were no changes to the Community Reinvestment Agency (CRA) or Foundation budgets since the tentative budget. The only revisions to the General Fund reflected the final certified property tax revenue, including approximately $11.907 million in revenue generated at the certified tax rate and approximately $107,000 from new growth, resulting in total certified property tax revenue of $12,014,317. Because these revenues exceeded the tentative estimates by approximately $110,000, the proposed budget correspondingly reduced the planned use of fund balance by the same amount, with no changes to departmental expenditures.

During council discussion, a question was raised regarding whether the newly adopted Transportation Utility Fee had been incorporated into the proposed budget. Dudley explained that it had not yet been included because the fee had not been formally adopted when the budget was prepared. She stated that staff would return with a future budget amendment, prepared in coordination with Public Works, to incorporate the new revenue and expenditures associated with the Transportation Utility Fee. She also confirmed that the updated fee schedule includes the adopted utility fee rates and that the budget amendment would itemize those fees accordingly. Dudley concluded by reviewing the property tax revenue summary, including current taxes, new growth, prior-year delinquent collections, and fee-in-lieu revenues, and noted that the revised budget does not affect the city's projected fund balance, which is expected to remain at approximately 35 percent.

Council Member Catten moved to approve Ordinance 26-45, Adopting a Final Budget, and Making Appropriations for the Support of Millcreek for the Time Period Beginning July 1,

2026, and Ending June 30, 2027. Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4. Reports

4.1 Mayor's Report

Mayor Jackson reported that First Lady Abby Cox visited Millcreek Common, Marissa's Bookstore, and Granite Credit Union, and learned about Millcreek Promise and community service initiatives. She also reported a successful meeting with Granite School District regarding student transportation from the Howick Apartments to Granite Park Junior High, noting that the District confirmed the property qualifies for bus service after reviewing the correct building entrance location. Mayor Jackson thanked staff for their persistence and described the new bus service as an important safety and access improvement for students and families.

Mayor Jackson also reported on a productive meeting with Salt Lake City Public Utilities, Salt Lake City Mayor's Office staff, and representatives from Millcreek, Holladay, and Cottonwood Heights regarding improved communication, permitting coordination, water break repairs, and road restoration. She noted that the cities also raised concerns about the lack of representation for residents who receive Salt Lake City water service, and discussions will continue regarding potential changes to the advisory structure for water governance. Additional updates included her service on the Salt Lake County TRCC Board and ZAP Recreation Application Bond Review Board, where she is monitoring county applications related to Big Cottonwood Regional Park; approval of the UFA and UPD budgets without property tax increases or service reductions; and the use of Millcreek precinct fund balance to help offset the UPD contract. She thanked staff and department leaders for their work during budget season and concluded by highlighting the continued progress of the Millcreek Interfaith Council, emphasizing its role in fostering service, collaboration, and common ground within the community.

4.2 City Council Member Reports

Council Member DeSirant noted several events he had recently attended.

Council Member Catten reminded residents that mosquito season is underway and shared information about mosquito activity during dry conditions, noting that mosquito abatement districts regularly monitor mosquito populations and test for West Nile virus throughout the summer. While emphasizing that there was no cause for alarm, she encouraged residents to take preventive measures, including eliminating standing water around their homes and protecting themselves from mosquito bites.

Council Member Catten also reported meeting with Planning Commissioner Jacob Richardson and representatives from TreeUtah to discuss the possibility of planting trees along a section of the Jordan River Trail. She explained that the proposed location is a dry area above the river where additional tree canopy could provide shade, reduce fire risk, and enhance the trail corridor. She noted that staff will continue working with Salt Lake County to address logistical considerations associated with the project. She

concluded by reminding residents to attend the city's upcoming Fourth of July celebrations and reminded residents to vote in the June 23rd primary election.

Council Member Handy noted the Wasatch Front Waste and Recycling District dumpster reservation postcards had gone out and that they have started a new program for picking up mattress, appliances, chemicals, and tires.

Council Member Uipi reported on a meeting of the Central Wasatch Commission, noting that the Commission discussed a recent state budget adjustment that eliminated approximately $90,000 in funding. She stated that the mayor had indicated the funding would be restored through a budget adjustment to the governor's budget. She also reminded the council and the public that the Pacific Islanders Heritage Night is scheduled for August 8. In addition, Council Member Uipi thanked Mayor Jackson for initiating the recent regional meeting with Salt Lake City Public Utilities, describing it as a productive effort that benefited all participating cities. She concluded by noting that the first water rate advisory committee meeting would be held on July 1 and that she would provide an update to the council at the next meeting.

5. Consent Agenda

5.1 Approval of May 26, 2026 Work Meeting and Regular Meeting Minutes

Council Member DeSirant moved to approve the May 26, 2026 Work Meeting and Regular Meeting Minutes. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

6. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg., 7/9/26, 6:00 p.m.
- City Council Mtg., 7/13/26, 7:00 p.m.

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 8:19 p.m. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED: _____ Date
Cheri Jackson, Mayor

Attest: _____
Elyse Sullivan, City Recorder

DRAFT