

June 17th, 2026

MILLCREEK PLANNING COMMISSION



The logo of Mill Creek City is a large, light blue watermark in the background. It features a circular gear-like border. Inside the circle, there is a stylized landscape with a mountain peak, a winding river, and a sun or moon. Below the landscape, the words "MILL CREEK" are written in a large, serif font, with "MILL" and "CREEK" on separate lines.

REZONE:

FILE# ZM-26-012

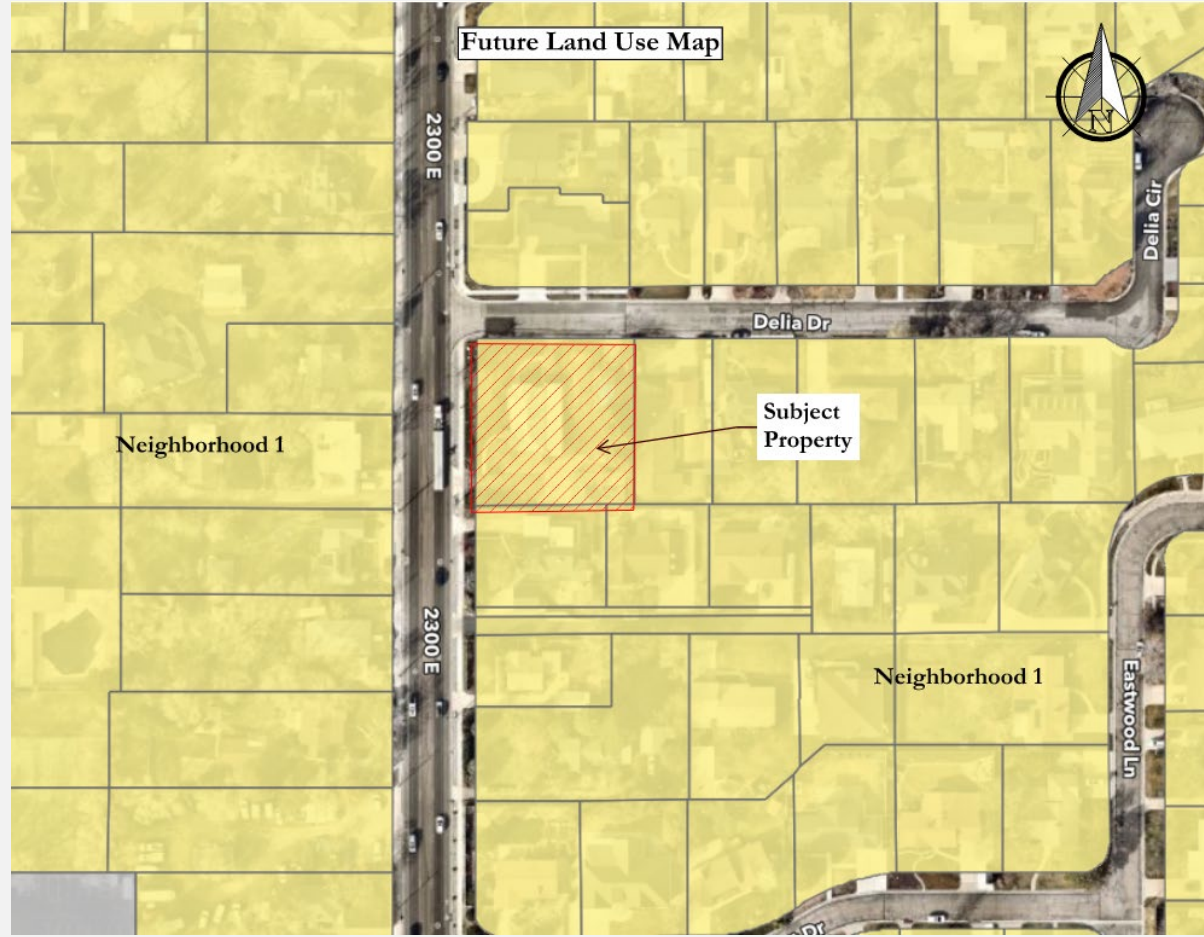
3757 SOUTH 2300 EAST

APPLICANT: THOMAS MOFFAT

PLANNER: BRAD SANDERSON

Request to Rezone:

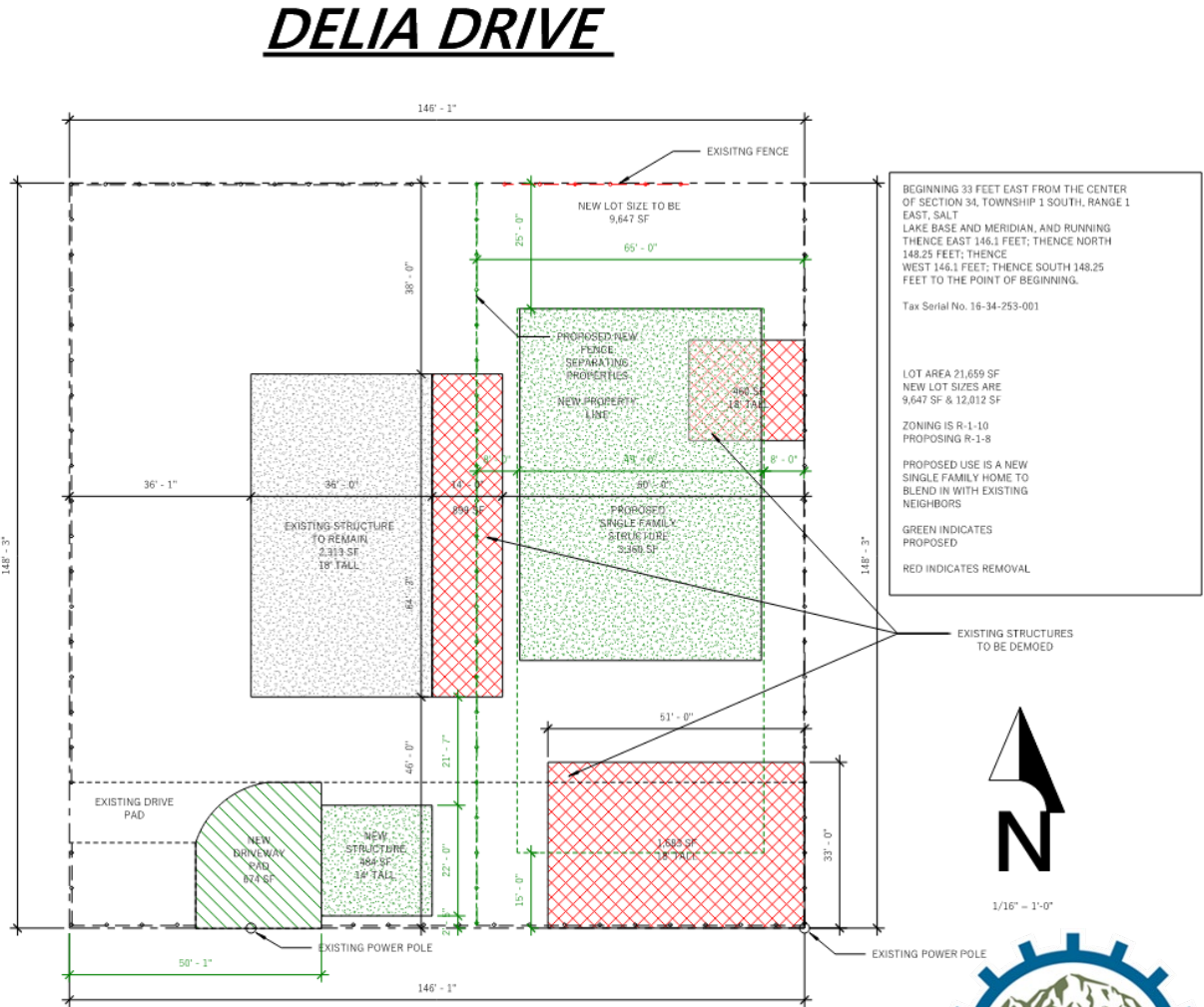
From: Single Household R-1-10 Residential - To: Single Household R-1-8 Residential



Concept Plan:



2300 EAST



Recommendations:

Open House and Neighborhood Meetings: A

Neighborhood meeting was held May 2026 followed by an Open House held June 2, 2026 – Fewer than 10 individuals attended these meetings.

Staff Recommendation: Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take public comments during the public hearing and recommend approval of application file number ZM-26-012, to rezone property generally located at approximately 3757 South 2300 East, from the Single Household R-1-10 Residential Zone to the Single Household R-1-8 Residential 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.



June 7, 2026

To: Millcreek Planning Commission
Millcreek Planning and Zoning

Subject: ZM-26-012 Rezone from R-1-10 to R-1-8, 3757 S 2300 E

At the June 4, 2026, meeting of the East Mill Creek Community Council (EMCCC) members discussed applicant, Thomas Moffat's request for a rezone with the intention of future subdivision/development. Though not objecting to the rezone request per say, the EMCCC raised the following issues with respect to any subsequent subdivision and development:

~Because anticipated development based on the provided speculative drawings depends on reorienting the current west facing existing single household dwelling to Delia Drive, would that structure be redesigned by relocating the front entrance and changing the address to in truth provide evidence of the change?

~Would a turnaround be provided for the existing/anticipated driveway off of 2300 E so vehicles do not have to back out onto that busy thoroughfare?

The rezone request is in sync with Millcreek's policy goals of facilitating opportunities for infill development even if, in this case, the means to accomplish those goals requires manipulation of potential site plan specifics to achieve required setbacks. That being said, the EMCCC provides a **positive recommendation** to the Planning Commission on this **rezone only** application.

/s/

Jamie Allyn
Vice Chair | Land Use, EMCCC

CC: Brad Sanderson
Francis Lilly
EMCCC



Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission recommend approval of file number **ZM-26-012**, as presented.

MOTION READY:

A large, light blue watermark of the Mill Creek logo is centered in the background. It features a gear-like outer ring with eight teeth, and a central shield containing a stylized landscape with a tree and a river. The word "MILLCREEK" is written in a serif font across the middle of the shield.

REZONE

FILE# ZM-26-013

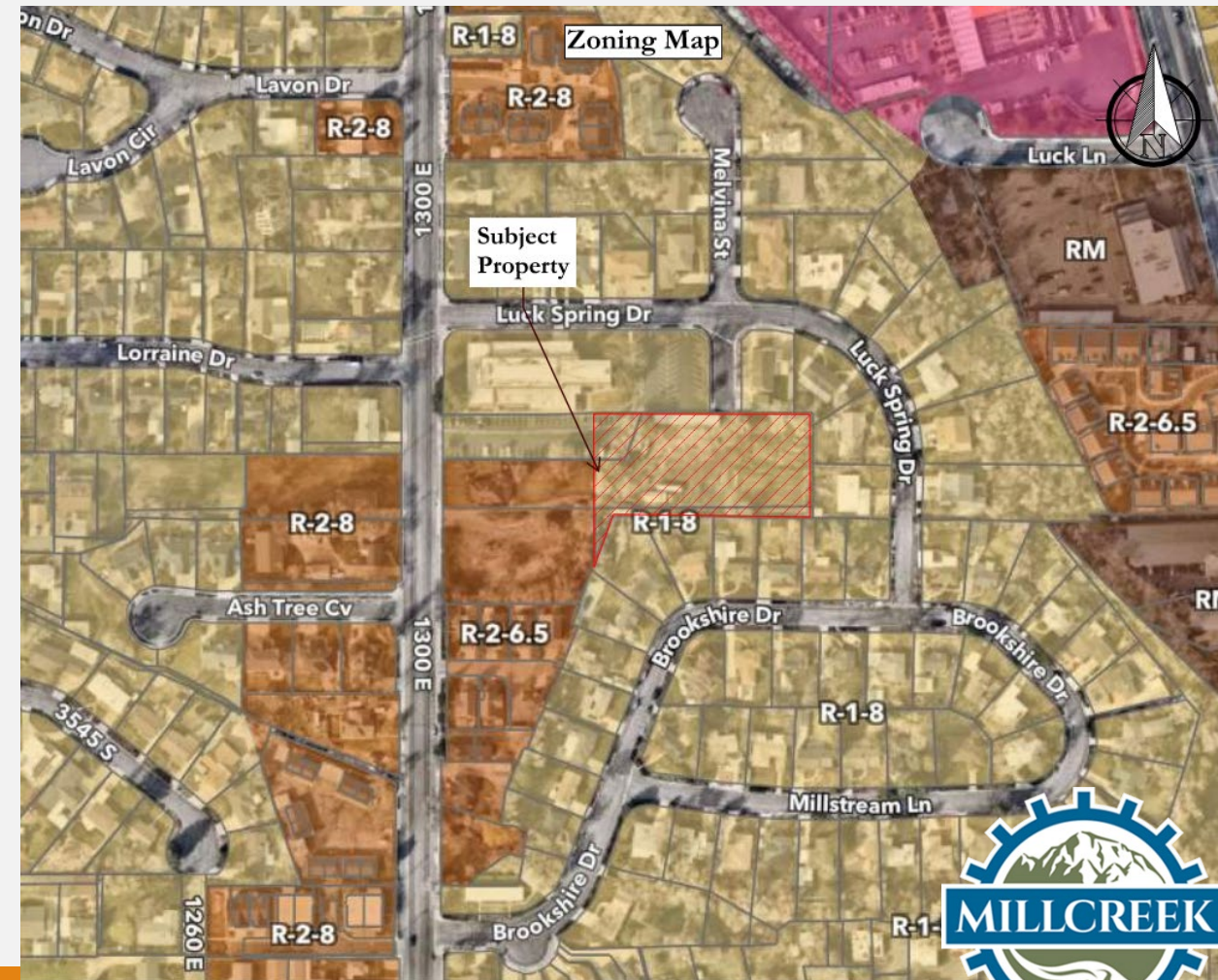
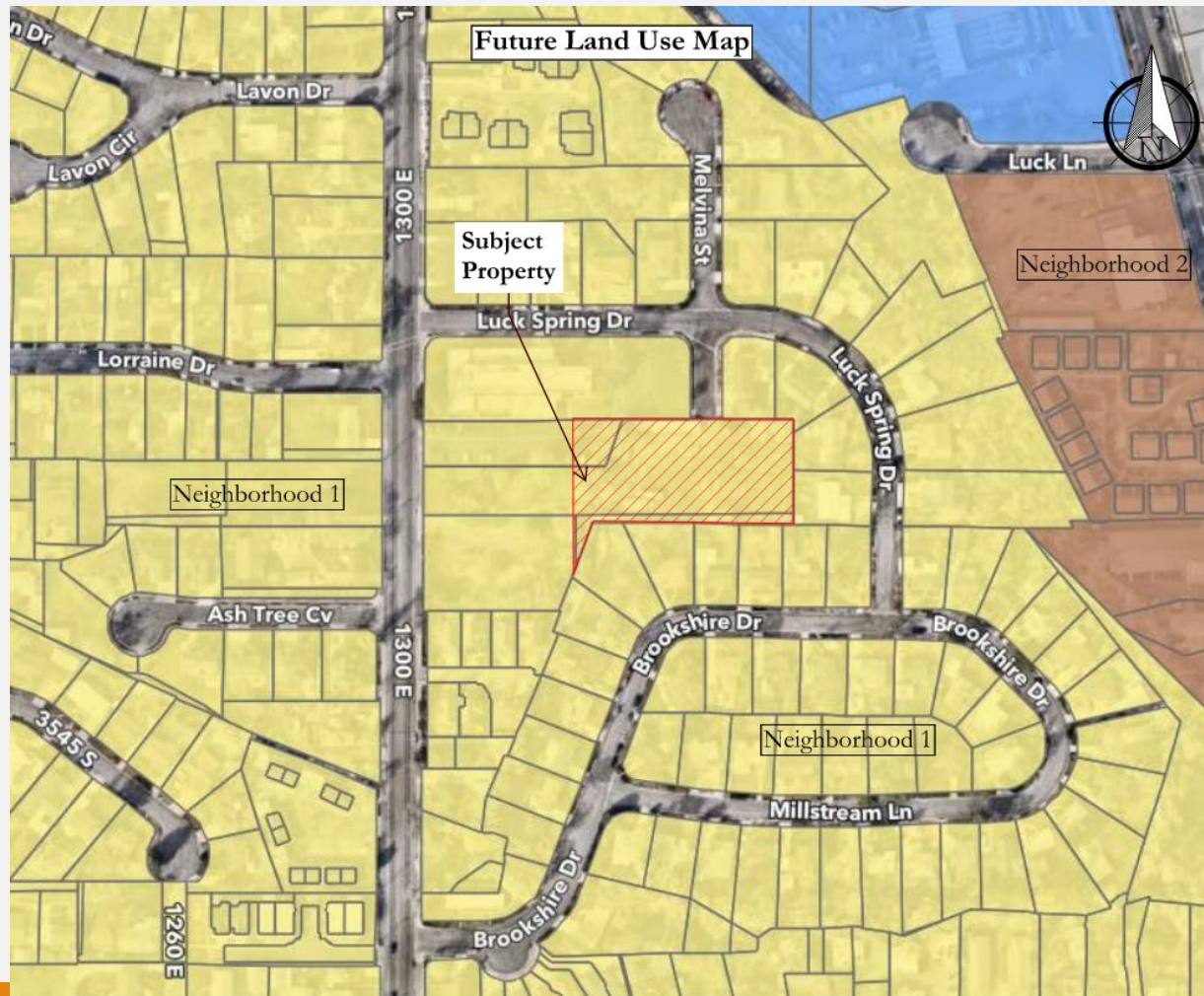
3507 SOUTH 1300 EAST

APPLICANT: RYAN & BRAD REYNOLDS

PLANNER: BRAD SANDERSON

Request to Rezone:

To rezone the eastern 1.23 acres (approx.), of 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.

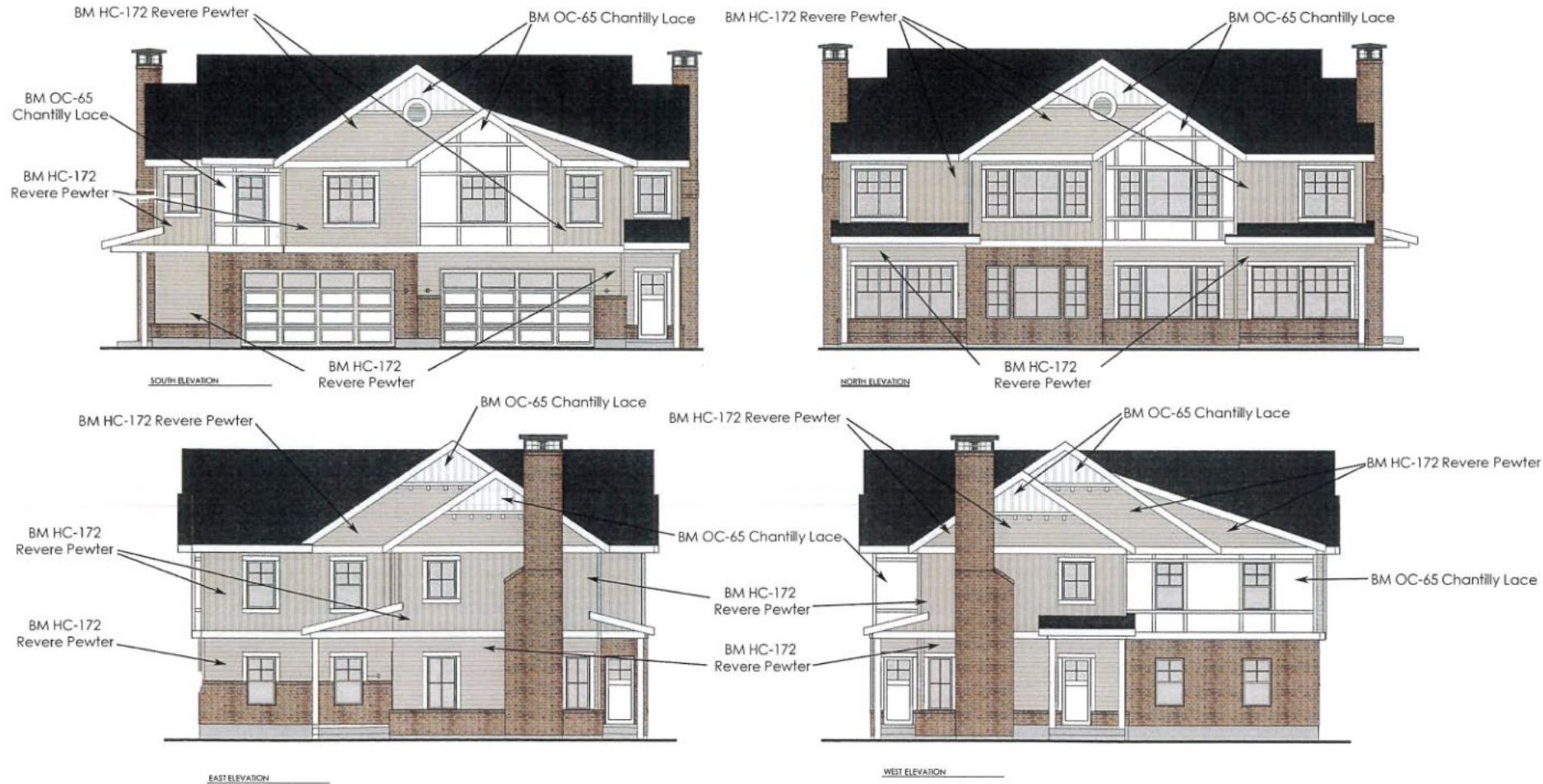


Concept Plan: :



SITE SUMMARY	
REZONE AREA	1.16 Ac

Concept Renderings:



THE TOWNHOMES AT MILL FARM

Concept Renderings:



*all trim to be Sherwin Williams
Eider White SW7014

The Ridges at Murray - Duplex (FF) - Paint plan

Recommendations:

Open House and Neighborhood Meetings: A neighborhood meeting was held earlier this year followed by an Open House held recently (June 2, 2026) to discuss various concepts with surrounding property owners and other interested parties.

Staff Recommendation: Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take public comments during the public hearing and recommend 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.



Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission recommend approval of file number **ZM-26-013**, as presented.

MOTION READY:

MILLCREEK COMMON EAST CONDOMINIUM

SUBDIVISION CONDOMINIUM

FILE# SD-26-004

3210 SOUTH HIGHLAND DRIVE (APPROX.)

MILLCREEK STAFF: APPLICANT

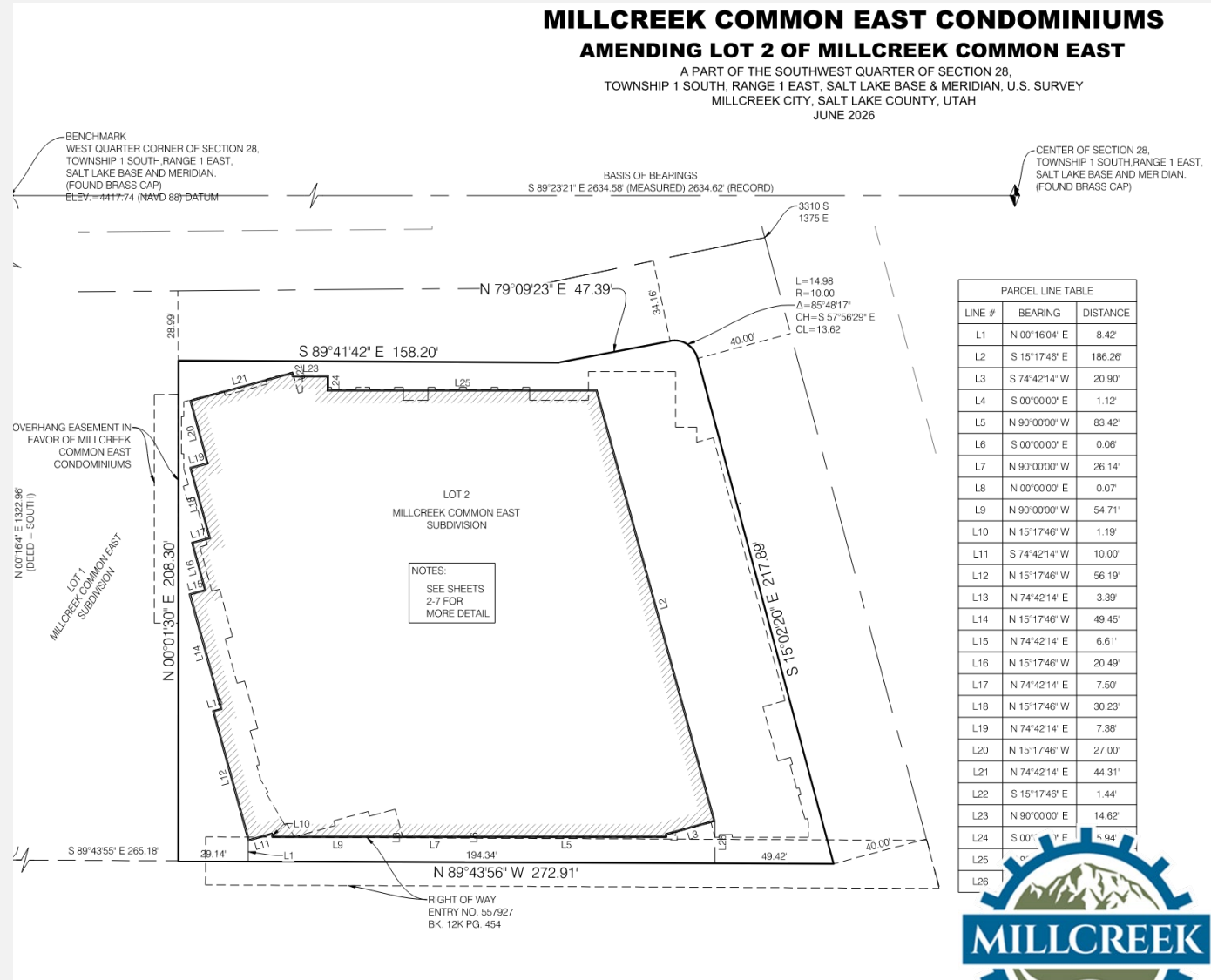
PREPARED BY: BRAD SANDERSON

Request to Subdivide Lot 2

To further subdivide property generally located at 3210 South Highland Drive, into commercial condominiums.

The subdivision/condominium of property is in relation to previous application(s) pertaining to the East Common Mixed-Use Development (hotel, parking structure, retail and residential etc.).

The subdivision of property will create four primary commercial condominiums, each of which are uniquely designed for each of the above listed uses.



Vicinity Map



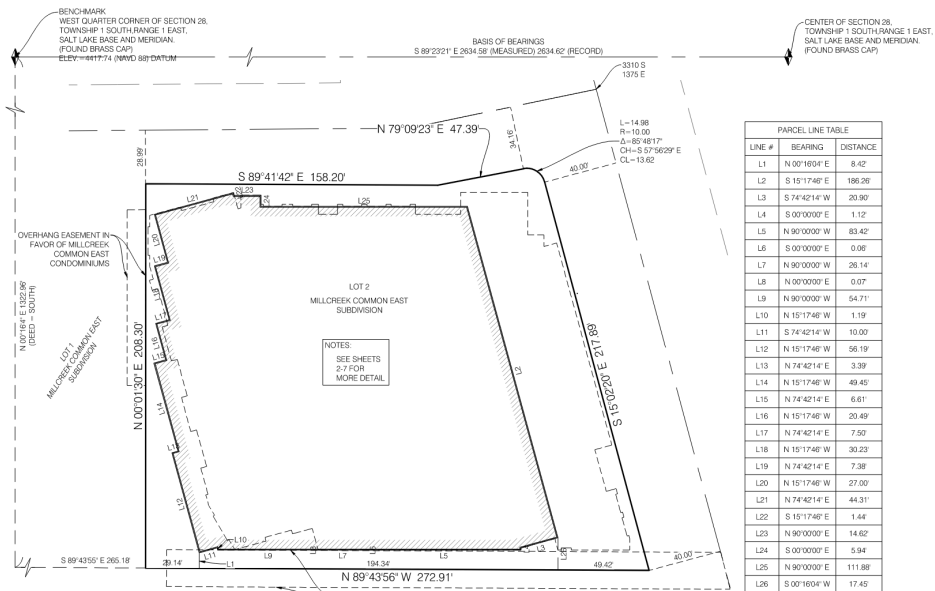
VICINITY MAP



Condominium Plats

MILLCREEK COMMON EAST CONDOMINIUMS AMENDING LOT 2 OF MILLCREEK COMMON EAST

A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH
JUNE 2026



NOTES:

- 1) ALL AREA NOT OCCUPIED BY A STRUCTURE ARE HEREBY A PUBLIC UTILITY EASEMENT SUBJECT TO SHARED PRIVATE UTILITIES THAT SERVE MORE THAN ONE UNIT, INCLUDING WATER, SEWER, STORM DRAIN AND SURFACE DRAINAGE SAID AREAS ARE ALSO EASEMENTS FOR SHARED SURFACE DRAINAGE FROM ALL LOTS. THIS AREA WILL ALSO BE CONSIDERED A COMMON AREA EFFECTUATED BY THE RECORDING OF THIS PLAT.
- 2) UTILITIES TO BE MAINTAINED BY THE HOA.
- 3) ALL COMMON AREAS ARE CONVEYED TO THE HOA.
- 4) BENCHMARK BRASS CAP MONUMENT, LOCATED AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ELEVATION = 4417.74.

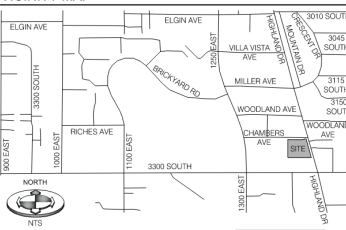
NARRATIVE

THE SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF _____ IN BEHALF OF _____ FOR THE PURPOSE OF THE SUBDIVIDING THE PARCEL OF LAND KNOWN BY THE ASSessor AS PARCEL NUMBER _____ (SALT LAKE COUNTY ASSESSOR'S OFFICE) INTO SEPARATE LOTS. EXISTING MONUMENTS SHOWN ON THIS PLAT WERE RECOVERED IN THEIR RECORD LOCATIONS. THE BASIS OF BEARING FOR THIS SUBDIVISION PLAT IS S 89°27'21\"/>

LEGEND

- SECTION CORNER (FOUND)
- EX STREET MONUMENT
- SET 24\"/>
- BOUNDARY LINE/RIGHT-OF-WAY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT

VICINITY MAP



NOTE: SALT LAKE COUNTY HEALTH DEPARTMENT REQUIRES WILL SERVE LETTERS FROM BOTH SEWER AND WATER AGENCIES.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

CONTACTS

ENGINEER & SURVEYOR
BENCHMARK ENGINEERING &
LAND SURVEYING
1138 SOUTH STATE ST. SUITE #100
SANDY, UT 84086
801-542-7192
SURVEY MANAGER: DALE K. BENNETT

OWNER/DEVELOPER
THE CITY OF MILLCREEK
1330 E CHAMBERS AVE. MILLCREEK, UT 84106
801-214-2700
CONTACT: BRAD SANDERS, AICP

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS PLAT IS BASED ON A SURVEY SUBDIVISION OF LAND FILED/RECORDED ON 02/14/2026, 02/14/2026 WITHIN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR (RECORDED AS SHOWN ON THE CONDOMINIUM PLAT) OF IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-3.3 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

FOR REVIEW ONLY



BOUNDARY DESCRIPTION

LOT 2, MILLCREEK COMMON EAST SUBDIVISION ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
CONTAINS 0.048 SQ. FT. IN AREA OR 1.206 ACRES MORE OR LESS

OWNERS DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WILL THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS

MILLCREEK COMMON EAST CONDOMINIUMS
AMENDING LOT 2 OF MILLCREEK COMMON EAST
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENT AS SHOWN FOR HE USE BY ALL SUPPLIERS OF UTILITY OR NECESSARY SERVICES.

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

CHER JACKSON
MAYOR

CITY ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON _____, 20____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, _____, AND _____, THE MAYOR AND RECORDER, RESPECTFULLY OF MILLCREEK, _____, FEDERALLY KNOWN OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF MILLCREEK.

NOTARY PUBLIC
RESIDING IN _____

NOTES

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

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

A GEOTECHNICAL REPORT HAS BEEN PREPARED BY _____ AND DATED _____ THIS INFORMATION IS ON FILE WITH MILLCREEK AND ALSO AT THE _____ OFFICE OF FOUNDATION AND PAVEMENT DESIGN AND SITE PREPARATION TO BE REVIEWED BY QUALIFIED A GEOTECHNICAL ENGINEER.

THIS PLAT IS SUBJECT TO THOSE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT MADE BETWEEN _____ AS ENTRY NUMBER _____ AND/OR AS ASSIGNED AND MILLCREEK, RECORDED ON _____ IN BOOK _____ OF THE SALT LAKE COUNTY RECORDERS OFFICE OF OFFICIAL RECORDS.

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

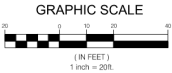
UTILITY APPROVAL	UNIFIED FIRE AUTHORITY	SALT LAKE COUNTY ADDRESSING APPROVAL	MILLCREEK ENGINEERING DEPARTMENT	MILLCREEK MAYOR	APPROVAL AS TO FORM
	APPROVED THIS _____ DAY OF _____, 20____ BY THE UNIFIED FIRE AUTHORITY.	SIGNED _____ DATE _____	APPROVED THIS _____ DAY OF _____, 20____ BY MILLCREEK ENGINEERING DEPARTMENT.	PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL, THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	
COMMUNICATION/CABLE CO.	MOUNT OLYMPUS IMPROVEMENT DISTRICT	MILLCREEK PLANNING COMMISSION	MILLCREEK PLANNING AND ZONING DEPARTMENT	MAYOR _____	ATTEST: CITY RECORDER _____
POWER COMPANY	APPROVED THIS _____ DAY OF _____, 20____ BY SEWER DEPARTMENT (SPECIFY SPECIFIC SEWER AGENCY)	APPROVED THIS _____ DAY OF _____, 20____ BY MILLCREEK PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20____ BY MILLCREEK PLANNING DEPARTMENT.	SEAL _____	
FUEL/ENERGY COMPANY					



Condominium Plats

MILLCREEK COMMON EAST CONDOMINIUMS
AMENDING LOT 2 OF MILLCREEK COMMON EAST

A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH
JUNE 2026



PLAN (LEVEL 0)



PLAN (LEVEL 1)

LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



3738 SOUTH STATE STREET SUITE 4 100
SANDY, UTAH 84070 (801) 562-7182
www.benchmarkks.com

FOR REVIEW ONLY



MILLCREEK COMMON EAST CONDOMINIUMS
AMENDING LOT 2 OF MILLCREEK COMMON EAST
PART OF THE SOUTHWEST QUARTER OF SECTION 28
TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L. BASE & MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

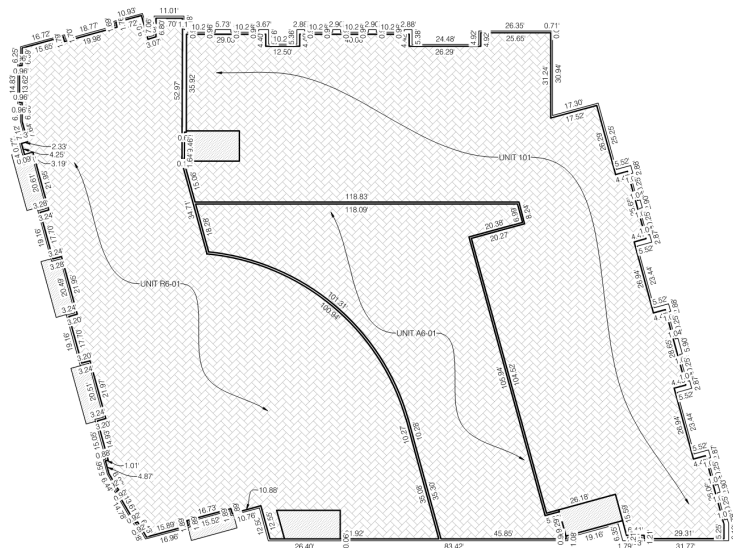
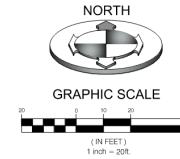
DATE: TIME: BOOK: PAGE:

FEES DEPUTY, SALT LAKE COUNTY RECORDER

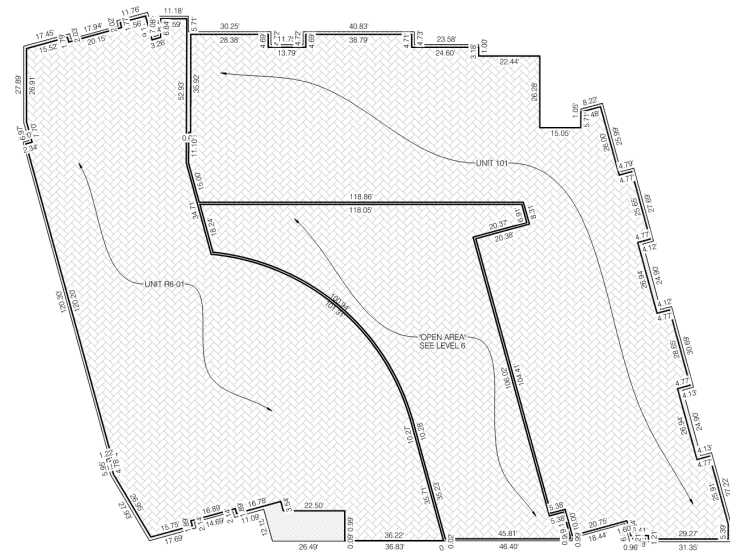
SHEET
2
7
SHEETS



A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH
JUNE 2026



PLAN (LEVEL 6)



PLAN (ROOF)

FOR REVIEW ONLY



MILLCREEK COMMON EAST CONDOMINIUMS
AMENDING LOT 2 OF MILLCREEK COMMON EAST
 PART OF THE SOUTHWEST QUARTER OF SECTION 28
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L. BASE & MERIDIAN
 MILLCREEK, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

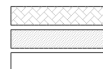
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: TIME: BOOK: PAGE:

DEPUTY, SALT LAKE COUNTY RECORDER



LEGEND



PRIVATE AREA

LIMITED COMMON AREA

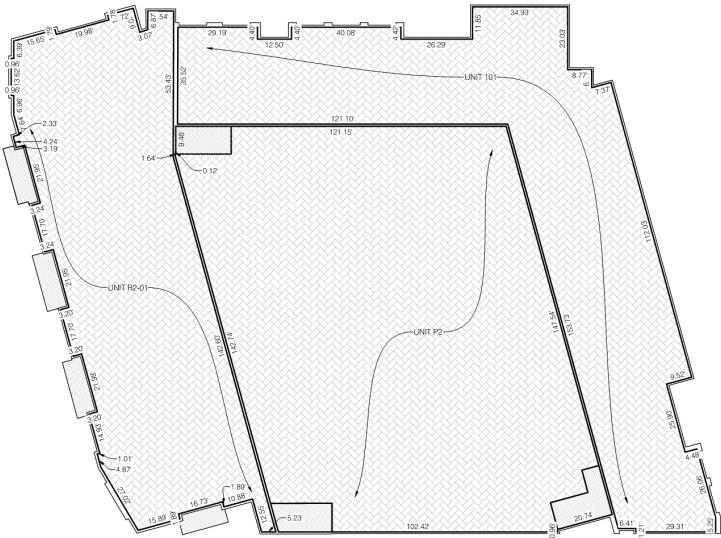
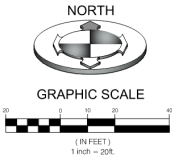
COMMON AREA



Condominium Plats

**MILLCREEK COMMON EAST CONDOMINIUMS
AMENDING LOT 2 OF MILLCREEK COMMON EAST**

A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH
JUNE 2026



PLAN (LEVEL 2)



PLAN (LEVEL 3)

LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



FOR REVIEW ONLY



MILLCREEK COMMON EAST CONDOMINIUMS
AMENDING LOT 2 OF MILLCREEK COMMON EAST
PART OF THE SOUTHWEST QUARTER OF SECTION 28
TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L. BASE & MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY, SALT LAKE COUNTY RECORDER

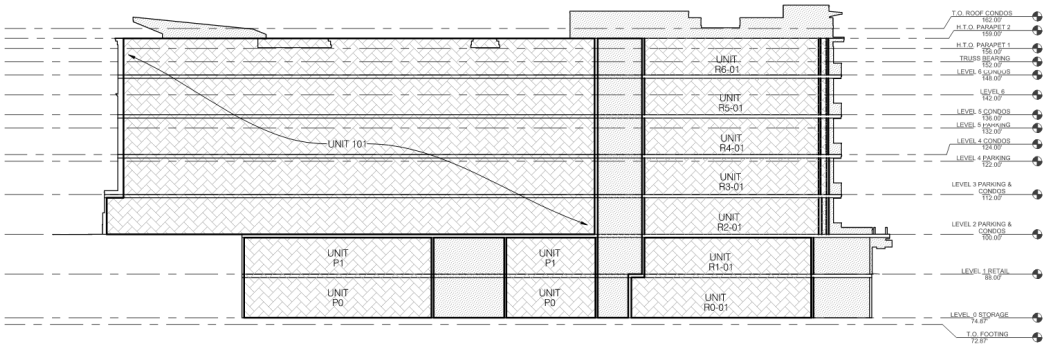
SHEET
3
6
SHEETS



Condominium Plats

MILLCREEK COMMON EAST CONDOMINIUMS AMENDING LOT 2 OF MILLCREEK COMMON EAST

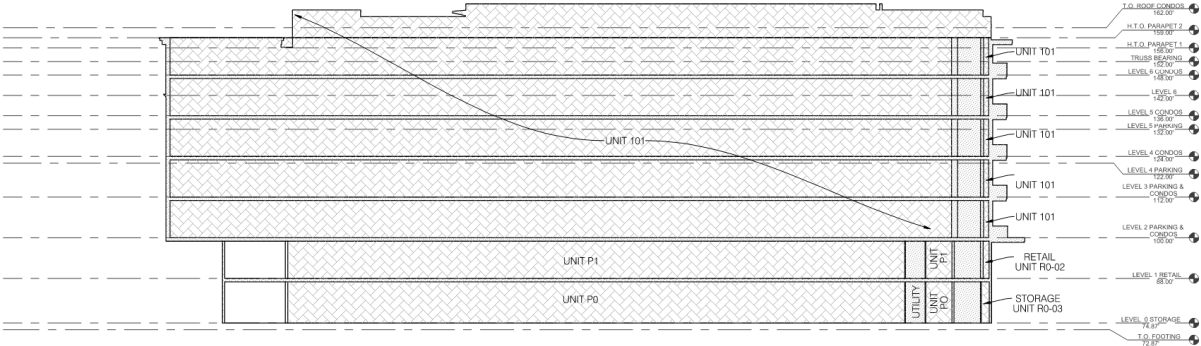
A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH
JUNE 2026



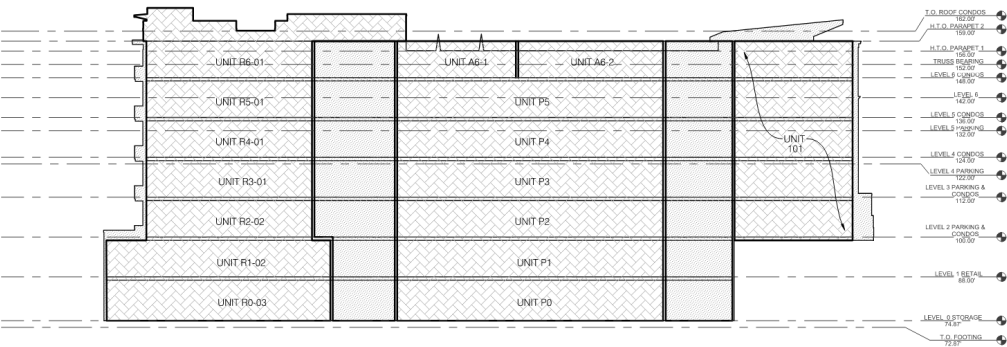
ELEVATION (NORTH)

MILLCREEK COMMON EAST CONDOMINIUMS AMENDING LOT 2 OF MILLCREEK COMMON EAST

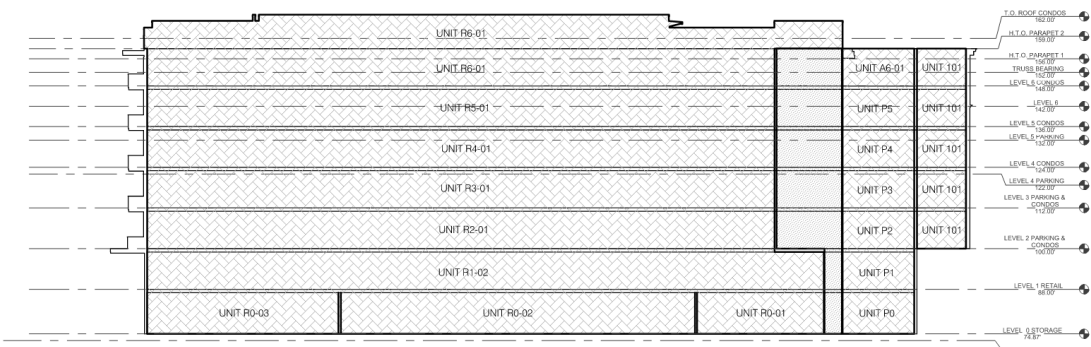
A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH
JUNE 2026



ELEVATION (EAST)

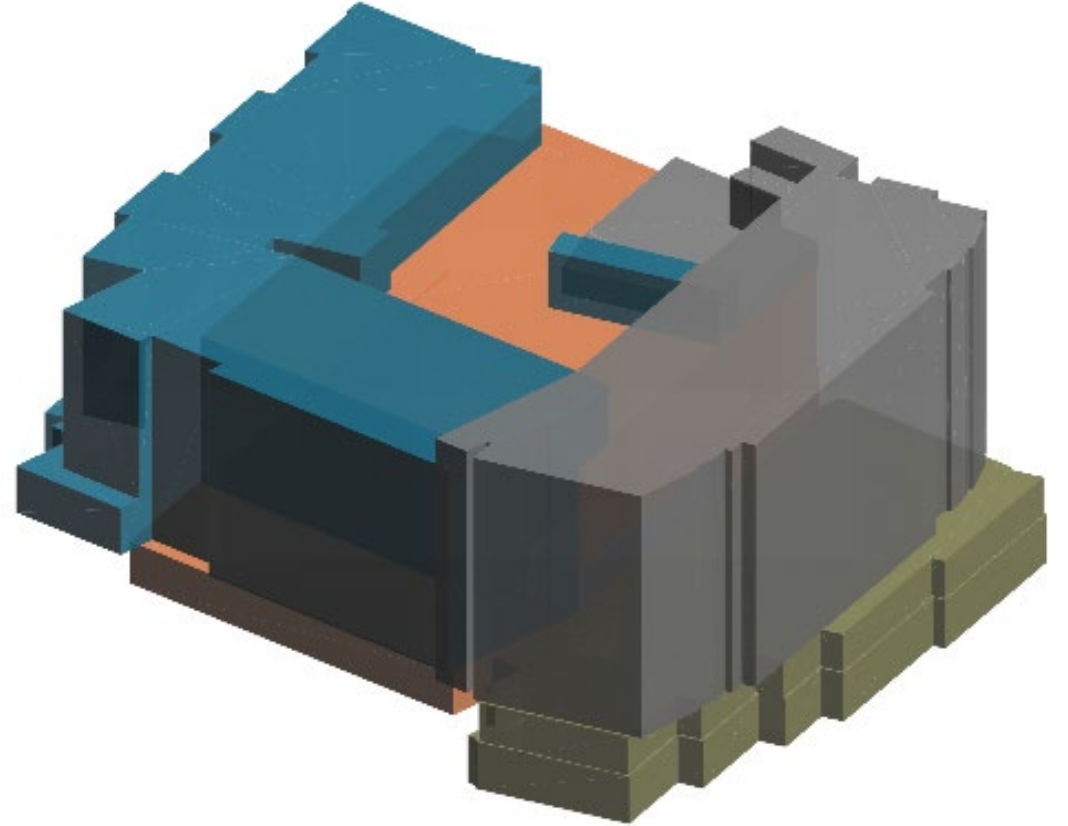
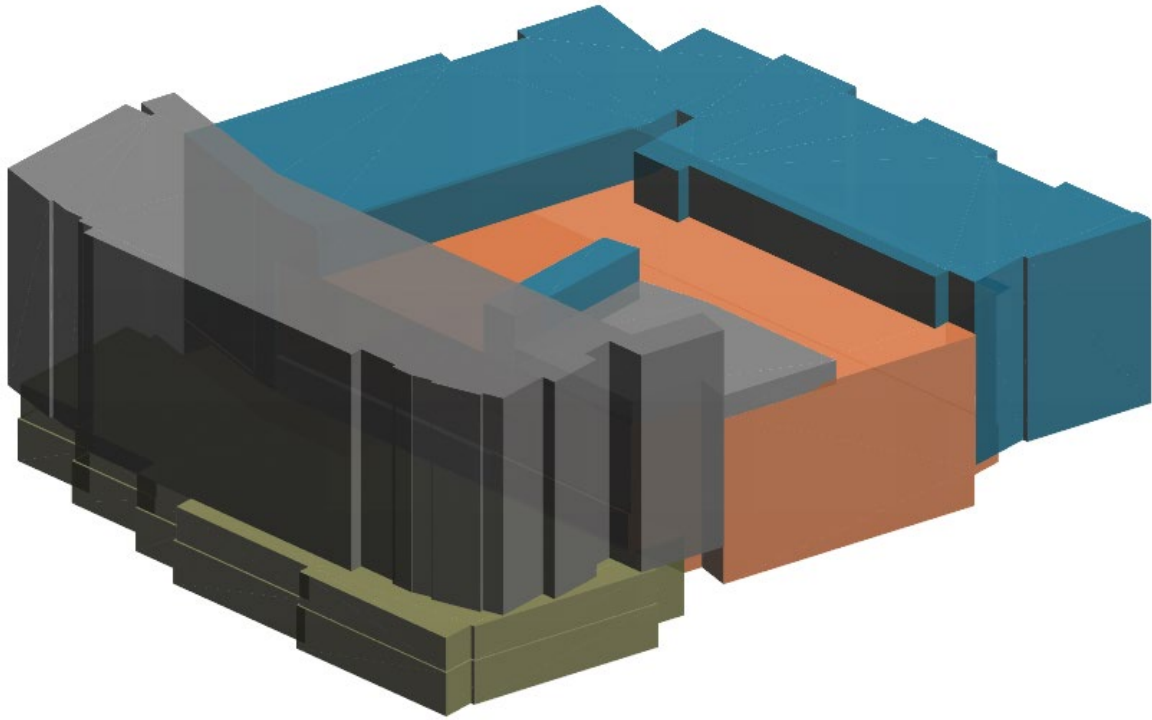


ELEVATION (SOUTH)



ELEVATION (WEST)

Condominium Plats



Approval Criteria: The Planning Commission shall approve the request if:

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



Recommendations:

Open House: An Open House held recently (June 2, 2026) to discuss various concepts with surrounding property owners and other interested parties. Only Community Council Members Attended

Staff Recommendation: Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take public comments during the public hearing and approve application file number SD-26-004, to subdivide property generally located at 3210 South Highland Drive, into condominiums, 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.



June 7, 2026

To: Millcreek Planning Commission
Millcreek Planning and Zoning

Subject: SD-26-004 Commercial Condominium/Subdivision, 3210 S Highland Dr

At the June 4, 2026, meeting of the East Mill Creek Community Council (EMCCC) members discussed Millcreek Planning Staff's application for a Commercial Condominium/Subdivision. No objections were raised.

The EMCCC provides a **positive recommendation** to the Planning Commission for this application.

/s/

Jamie Allyn, Vice Chair | Land use, EMCCC

CC: Brad Sanderson
Francis Lilly
EMCCC



Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **SD-26-004**, as presented.

MOTION READY:

MAPLES HILLS LOT 42

PUBLIC UTILITY EASEMENT VACATION

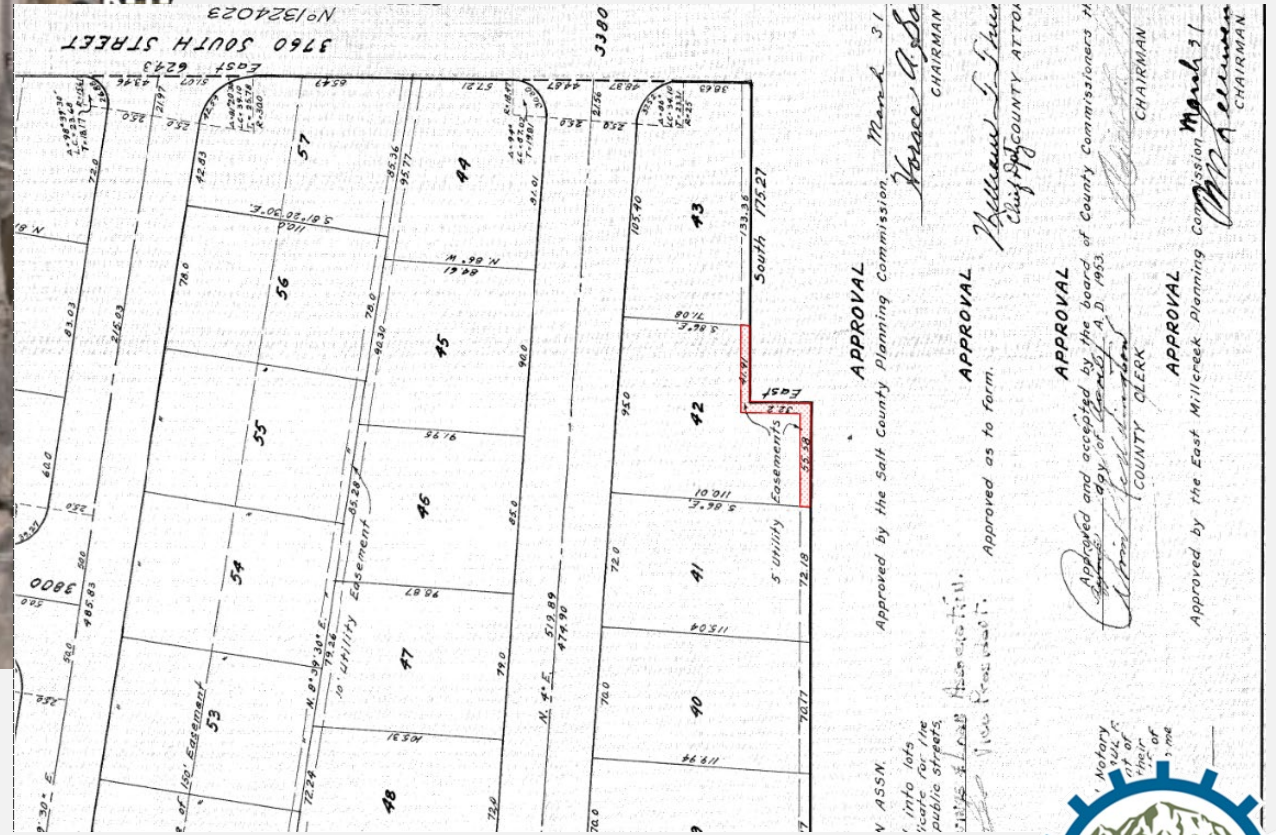
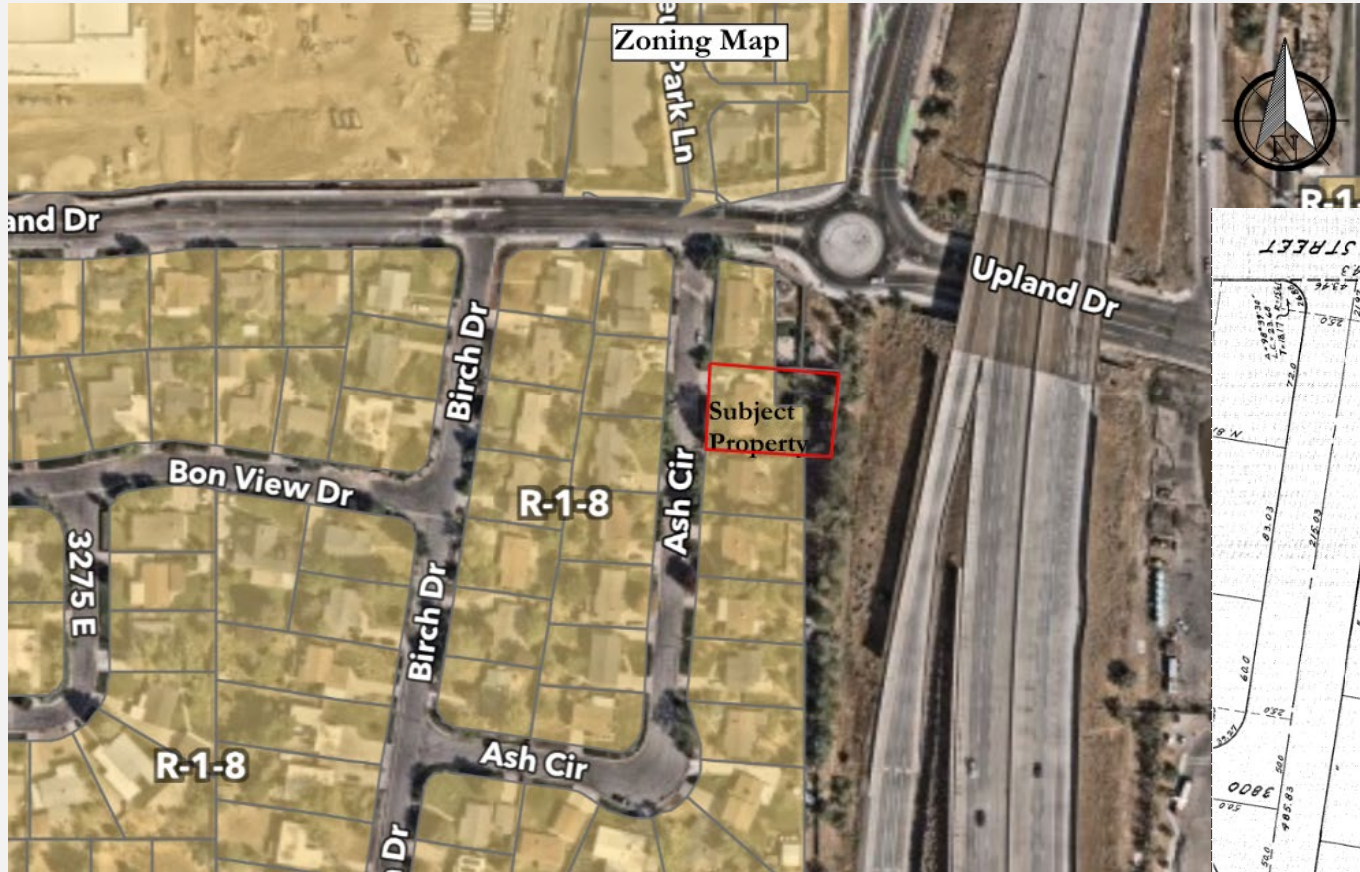
FILE# SV-26-003

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

MILLCREEK STAFF: JARED HACKETT

PREPARED BY: BRAD SANDERSON

Vicinity & Plat Maps



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

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

APPROVAL
 Approved and accepted by the Board of County Commissioners March 31, 2015.
 County Clerk
 COUNTY CLERK

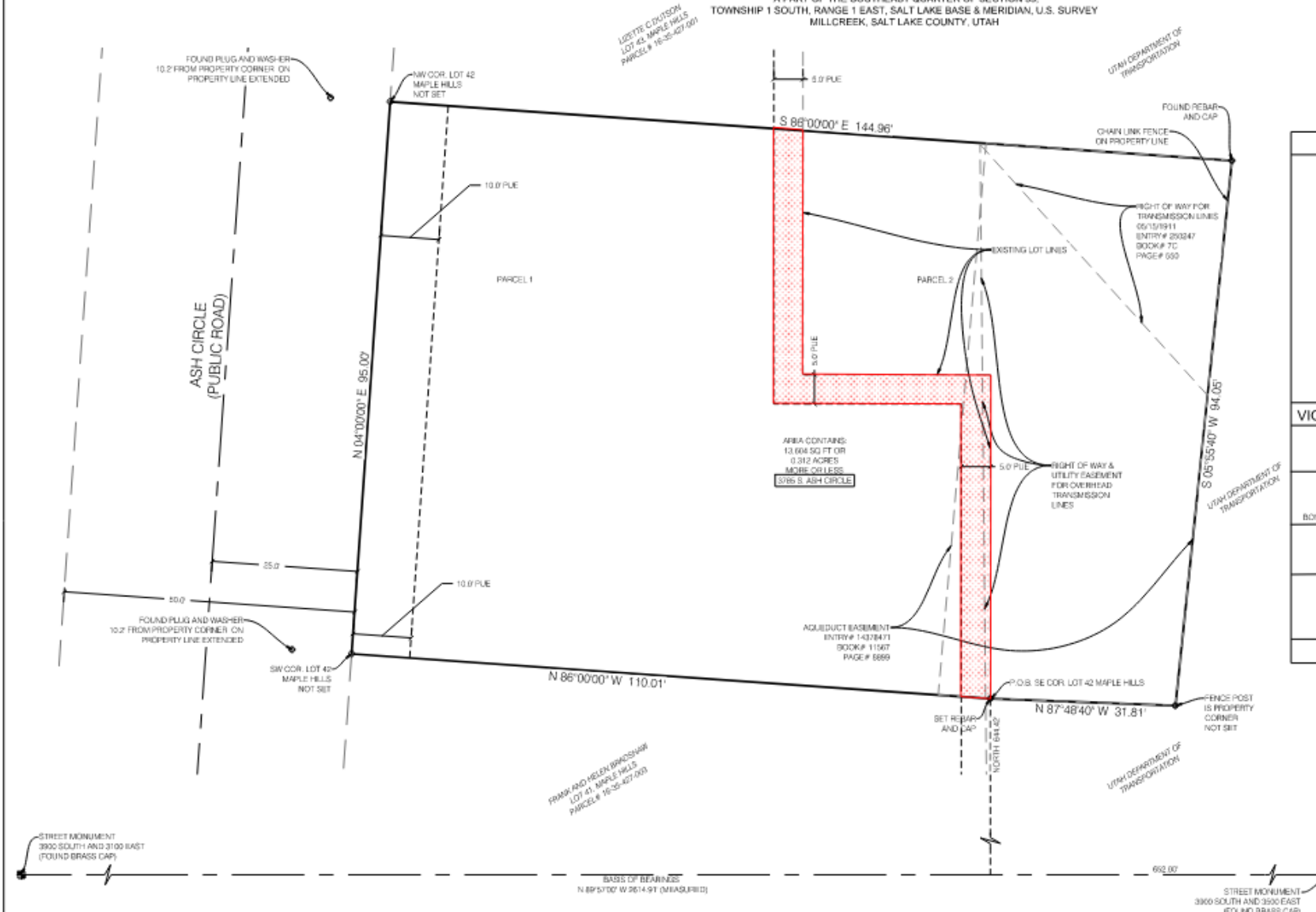
APPROVAL
 Approved by the East Millcreek Planning Commission March 31
 CHAIRMAN



MAPLE HILLS FIRST AMENDMENT

AMENDING & EXTENDING LOT 42

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



GRAPHIC SCALE



LEGEND

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

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 103381 IN ACCORDANCE WITH TITLE 58, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE COMMISSIONER OF LAND AND NATURAL RESOURCES, I HAVE BEEN AUTHORIZED TO SURVEY THE LANDS OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RE-TRACE OR RE-ESTABLISH THIS PLAT, AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND THAT THIS PLAT OF



BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 42, MAPLE HILLS, ACCORDING TO THE ORIGINAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SALT LAKE, STATE OF UTAH, SAID POINT BEING 100 FEET WEST AND 50 FEET SOUTH OF THE INTERSECTION OF THE EAST AND WEST LINES OF THE STREET MONUMENT LOCATED AT 3900 SOUTH AND 3100 EAST AND RUNNING THENCE NORTH 00°00'00" WEST 115.51 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 42 TO THE SOUTHWEST CORNER OF SAID LOT 42 AND SOUTHERLY 100 FEET OF BEYOND OF SAID CORNER, A PUBLIC ROAD, THENCE NORTH 00°00'00" EAST 60.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID LOT 42, THENCE SOUTH 66°00'00" EAST 144.96 FEET ALONG THE NORTHERLY LINE OF SAID LOT 42 AND LINE EXTENDED TO AN EXISTING FENCE, THENCE SOUTH 00°00'00" EAST 60.00 FEET ALONG SAID EXISTING FENCE TO A FENCE POST, THENCE NORTH 11°50'00" WEST 31.48 FEET TO THE POINT OF BEGINNING.

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

OWNERS DEDICATION

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

MAPLE HILLS FIRST AMENDMENT AMENDING & EXTENDING LOT 42

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

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

JARED HACKETT JAYLENE HACKETT

ACKNOWLEDGEMENT

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

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

ACKNOWLEDGEMENT

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

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



CONTACTS

ENGINEER & SURVEYOR
BENCHMARK ENGINEERING & LAND SURVEYING, LLC
1000 W. 1000 S. SUITE 1000
SALT LAKE CITY, UT 84119

NARRATIVE

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

NOTES

MANY AREAS IN MILLCREEK HAVE GROUNDWATER PROBLEMS DUE TO A FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT, IN ADDITION TO ANY AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) DOCUMENTS CURRENTLY EXISTING AND AS MAY BE CHANGED OR AMENDED FROM TIME TO TIME. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
THE SURVEYOR AND/OR ENGINEER LISTED, CERTIFIES THAT LEGAL DESCRIPTION OF THE PROPERTY REFERENCED WITHIN A CERTAIN TITLE REPORT #103381-2020 PREPARED BY BENCHMARK ENGINEERING & LAND SURVEYING, LLC, MATCHES THE DESCRIPTION SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, AS LISTED WITHIN THIS SAME TITLE REPORT, ARE SHOWN OR NOTED ON THIS PLAT.

SALT LAKE COUNTY HEALTH DEPARTMENT

UNIFIED FIRE AUTHORITY

SALT LAKE COUNTY ADDRESSING

MILLCREEK ENGINEERING DEPARTMENT

MILLCREEK MAYOR

Approval Criteria:

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

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



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

MOTION READY:

LIBERTY COVE

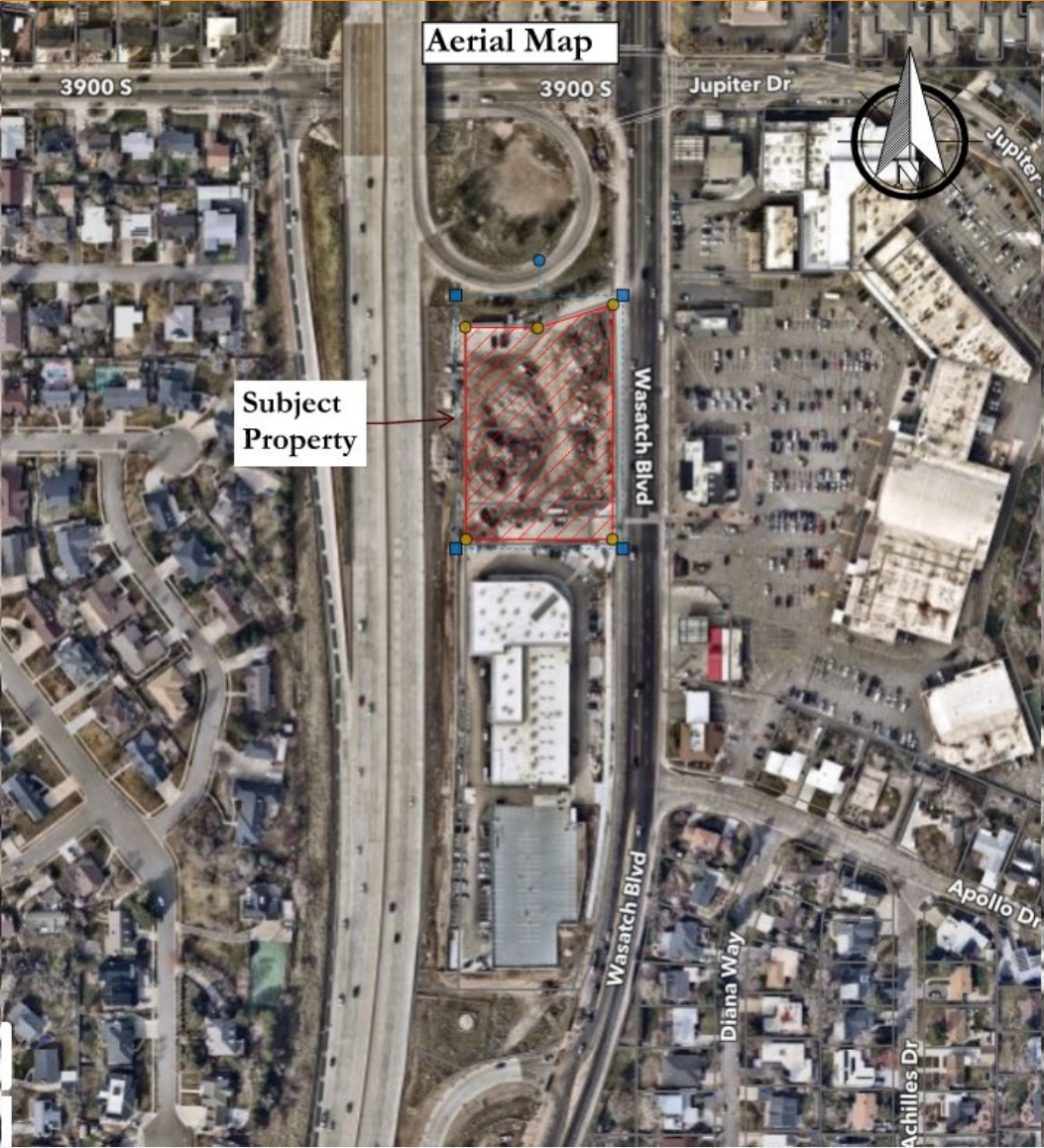
DEVELOPMENT AGREEMENT/ REZONE

FILE# ZM-26-011

MILLCREEK STAFF: LEE DIAL w/ COWBOY PARTNERS LLC

PREPARED BY: BRAD SANDERSON

Vicinity Map



Zoning Map

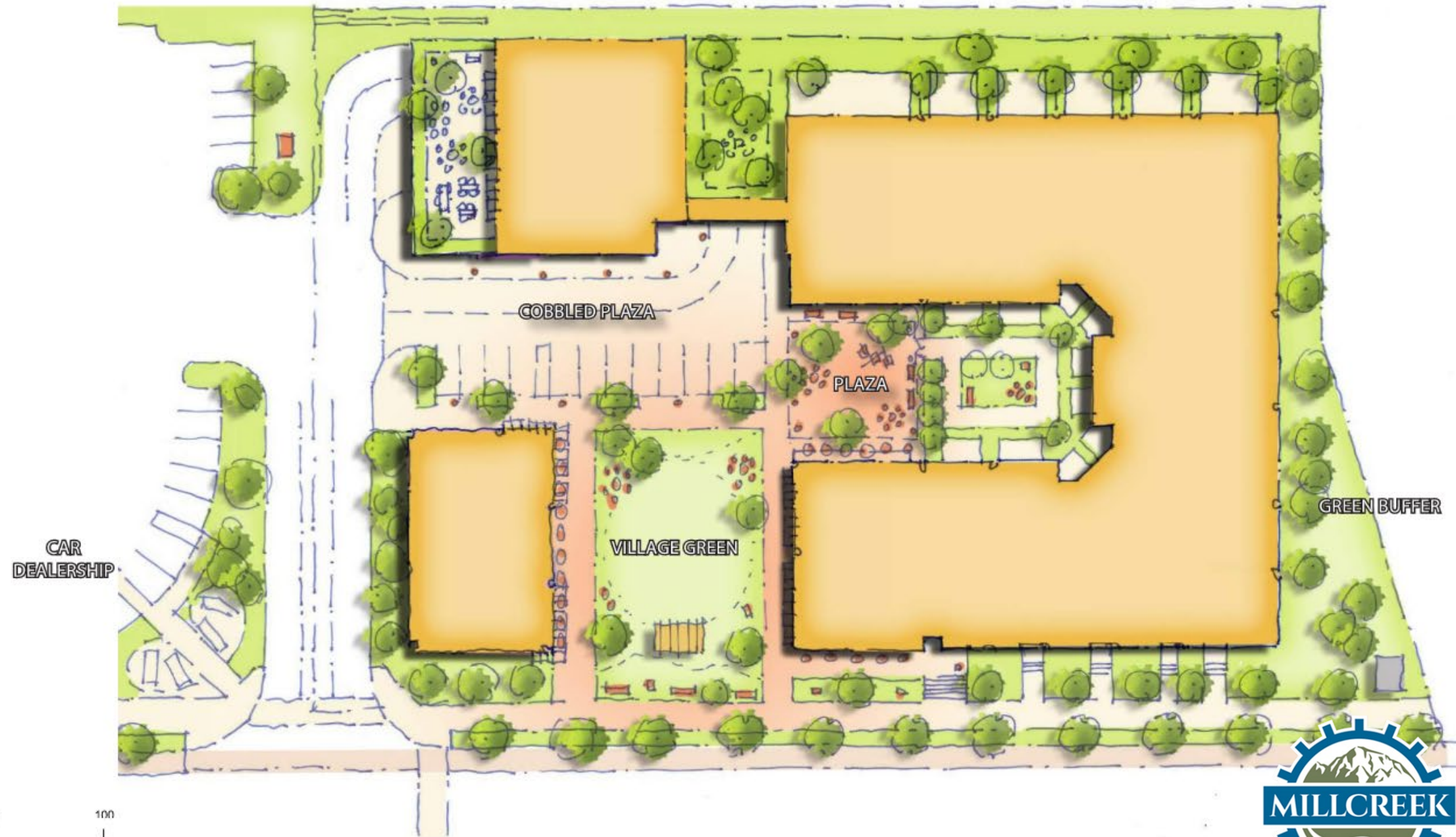


Original Concept

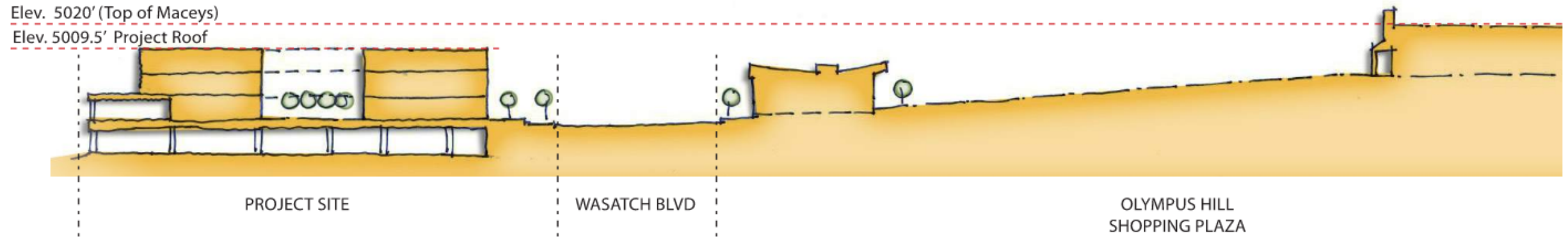
CONCEPT
MASTER PLAN CONCEPT - HOTEL OPTION



Original Concept

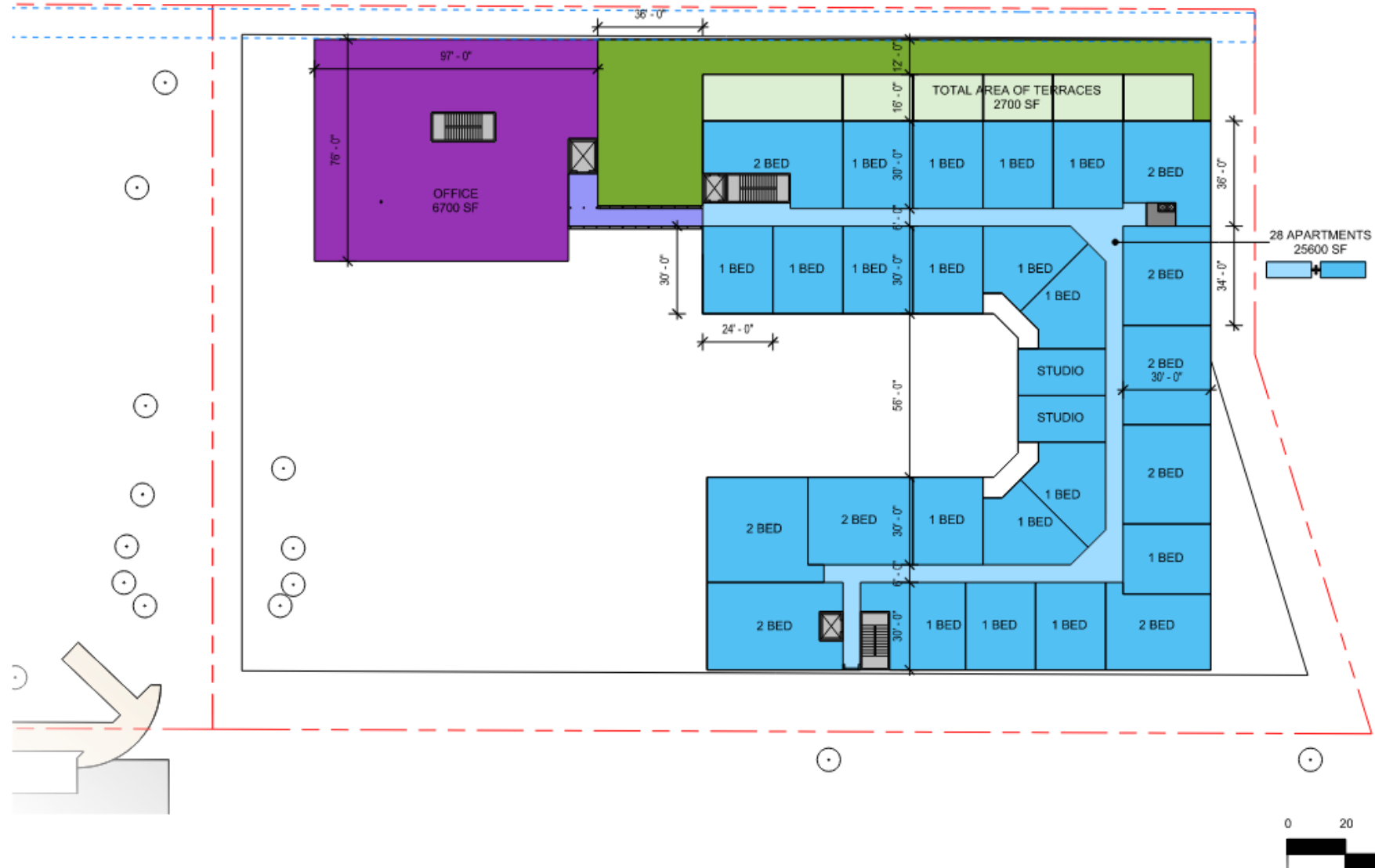


Original Concept



Original Concept

CONCEPT SECOND FLOOR PLAN



CONCEPT
THIRD FLOOR PLAN



Original Concept

CONCEPT AREA SUMMARY

SCHEME 3																					
Level	Function	Level Height	Retail	Restaurant	Circulation	BOH	Vertical Circulation*	Lobby & Amenities	Office Area	Unit Area	GFA Total	Studio	1 Bed	2 Bed	Total Units	Average Unit Area	Roof Terrace & Balconies	Building Parking Area	Parking Count		
Level 03	Residential	12			3,200 sf	60 sf		2,300 sf	2,100 sf	23,750 sf	31,410 sf	2	17	9	28	848 sf	2,600 sf				
Level 02	Residential	11.5			3,100 sf	60 sf			6,900 sf	23,000 sf	33,060 sf	2	17	9	28	821 sf	2,900 sf				
Level 01	Ground Level	13	3,000 sf	4,000 sf	2,170 sf	1,600 sf	920 sf	2,300 sf	2,500 sf	13,720 sf	30,210 sf	2	12	4	18	762 sf		10,760 sf	36		
Level 00	Parking Garage	16				400 sf		2,000 sf			2,400 sf							64,700 sf	167		
Totals		Height Above Level 01	Retail Total Area	Restaurant Total Area		BOH Total	Vertical Circulation Total	Amenity Total	Office Area Total	Unit Total Area	Total GFA (N.I.C. Garages)	Total Studios	Total 1 Bed	Total 2 Bed	Total Units	Total Beds		Total Parking Area	Total Parking Spaces	Total Parking Spaces Allotted to Apartments	Total Parking 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		
Units: Feet, Square Feet												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	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

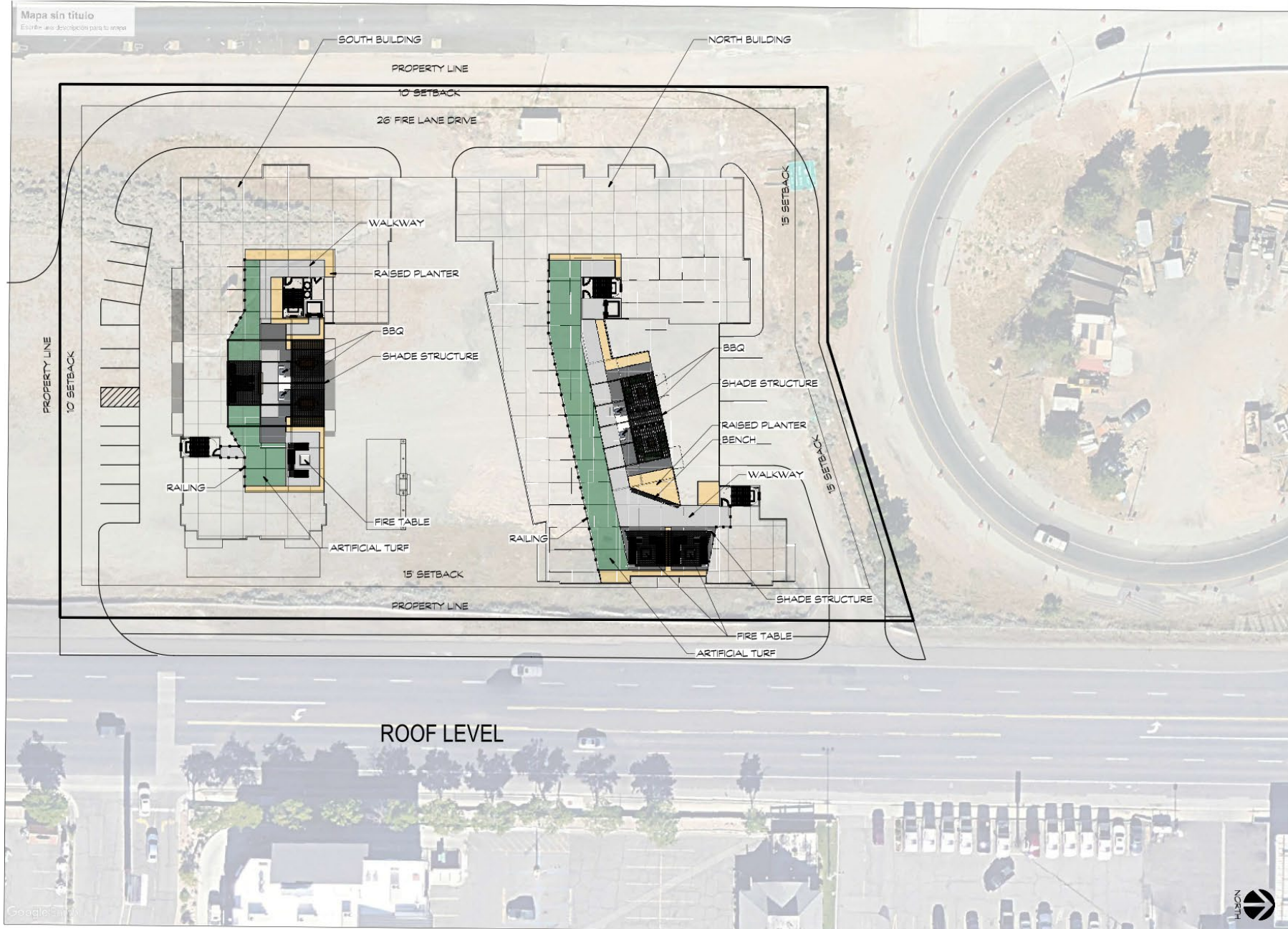
Efficiency			
Program	Area	Leasable Factor	Leasable Area
Apartment Units	60,470 sf	100%	60,470 sf
Office Area	11,500 sf	95%	10,925 sf
Retail & Restaurant	7,000 sf	100%	7,000 sf
Total GLA			78,395 sf
Efficiency (GLA divided by GFA)			
		80.8%	

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

Mapa sin título
Escriba una descripción para el mapa



ROOF LEVEL

GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE
LANDSCAPE DESIGNS CO.

PROJECT TITLE

**Liberty
Cove**

3950 South Wasatch Blvd

Midcreek, UT

DRAWING SCALE

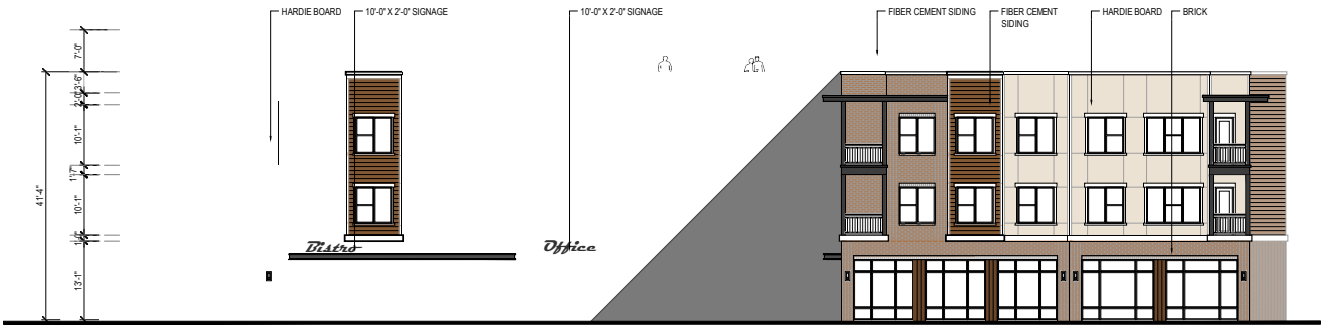


All dimensions and size designations given are
subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

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

Conceptual
Roof Top
Plan





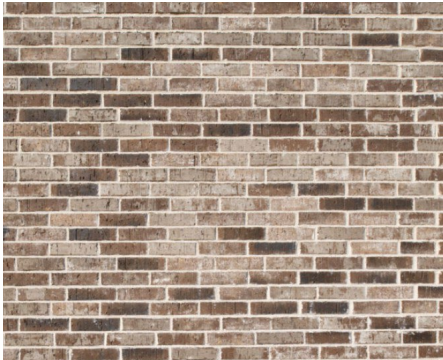
MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS: 33% APROX.

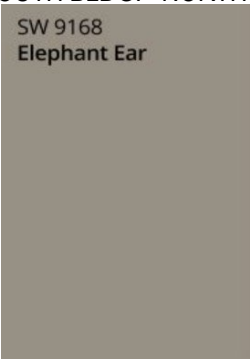
SOUTH BLDG. - NORTH ELEVATION



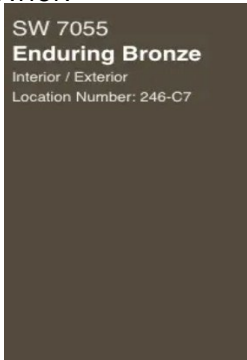
BRICK:
ACME BRICK
ALLENDALE- KING - HERITAGE



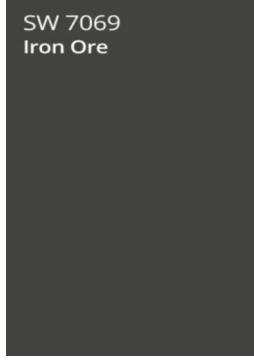
FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



HARDI BOARD COLOR:
MAIN FIELD
SW 9168



HARDI BOARD COLOR:
ACCENT
SW 7055



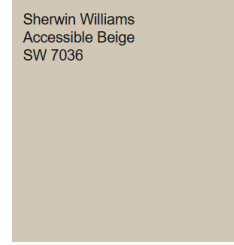
METAL RAILING/AWNING COLOR:



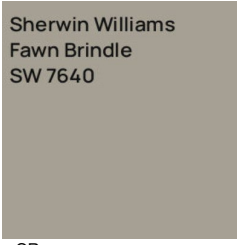
OR:
ACME BRICK
ABBEVILLE- QUEEN - HERITAGE



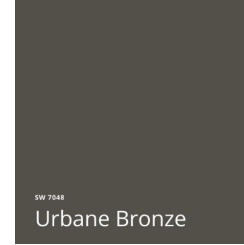
OR:
ALLURA WOODTONE
SUMMER WHEAT



OR:
MAIN FIELD
SW 7036



OR:
ACCENT
SW 7640



OR:
METAL
SW 7048

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

MATERIAL AND COLOR SELECTIONS

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

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

CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
ELEVATIONS

JOB NUMBER
25120

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

SHEET
A416

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QUESTIONS



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

RECOMMENDATION

Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **ZM-26-011**, as presented.

MOTION READY:

THANK YOU



Liberty Cove - Notes from May 20, 2026 Planning Commission meeting:

- Commercial sqft. – Concern: Previous proposal contemplated 7,000sqft vs 2,950sqft (4,000 is now being proposed)
- Tree proposal along Wasatch Blvd. – Concern: Inconsistent species and spacing as compared to other properties along Wasatch
- Sound/Noise – Concern: Sound reflecting off from building?
- Signage detail - Concern: Too vague about size, location, type, & illumination?
- Building materials – Concern: Inconsistent between elevations and renderings. Too many options and too broad of range/spectrum
- Access and Traffic –
 - Concern: Traffic Volume – change of uses between 1st proposal vs, 2nd proposal.
 - Concern: 2nd (north) access being in close proximity to 3900 South/turn lanes etc. (full movement vs limited movement).
 - Concern: Signal and Safe Pedestrian Crossing
- Roof Top Amenities – Concern: View to/from residential properties to the west

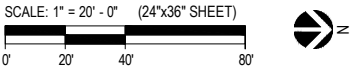




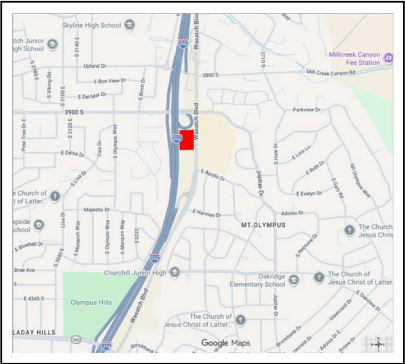


LIBERTY COVE





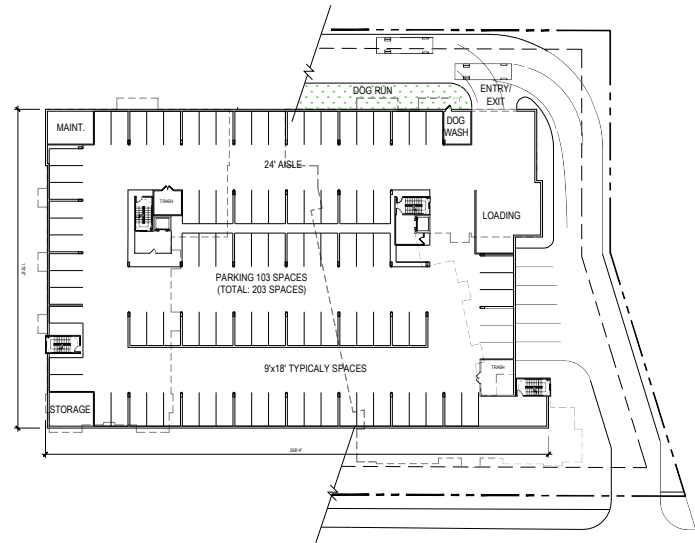
LIBERTY COVE							COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE								3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	657	7	7	10%	4,599	31%	
A2	1br/1ba	738	14	14	21%	10,332		
B0	2br/2ba	920	9	18	13%	8,280		
B1	2br/2ba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



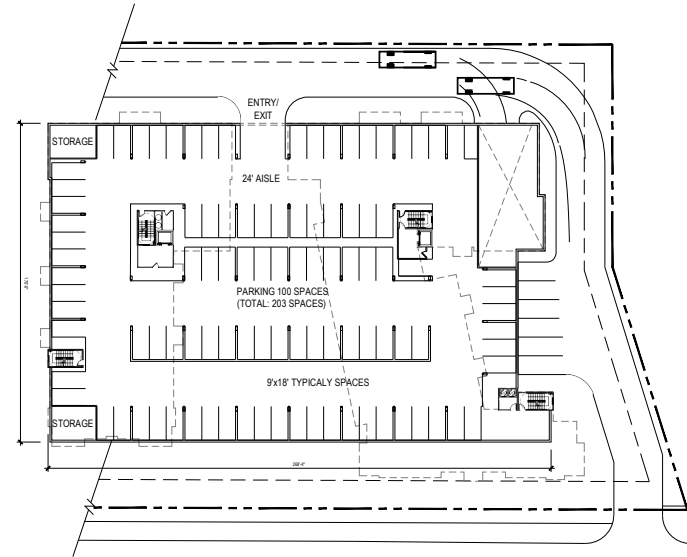
VICINITY MAP

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.



BASEMENT 1



BASEMENT 2

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

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5359 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

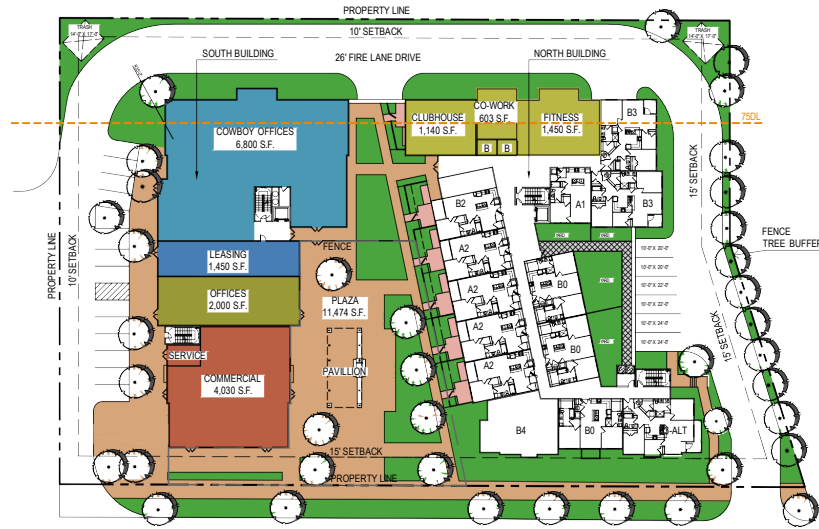
ISSUE
SD SET

SHEET DESCRIPTION
BASEMENT 1 & 2

JOB NUMBER
25120

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

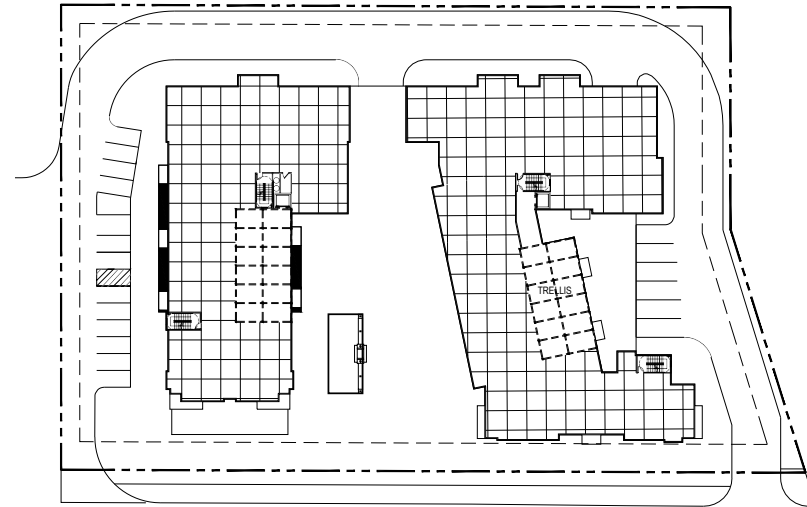
SHEET
A410



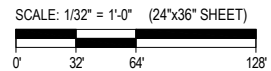
1ST. FLOOR



2ND. & 3RD. FLOOR



ROOF LEVEL



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

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CLIENT
COWBOY

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MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
FLOOR PLANS

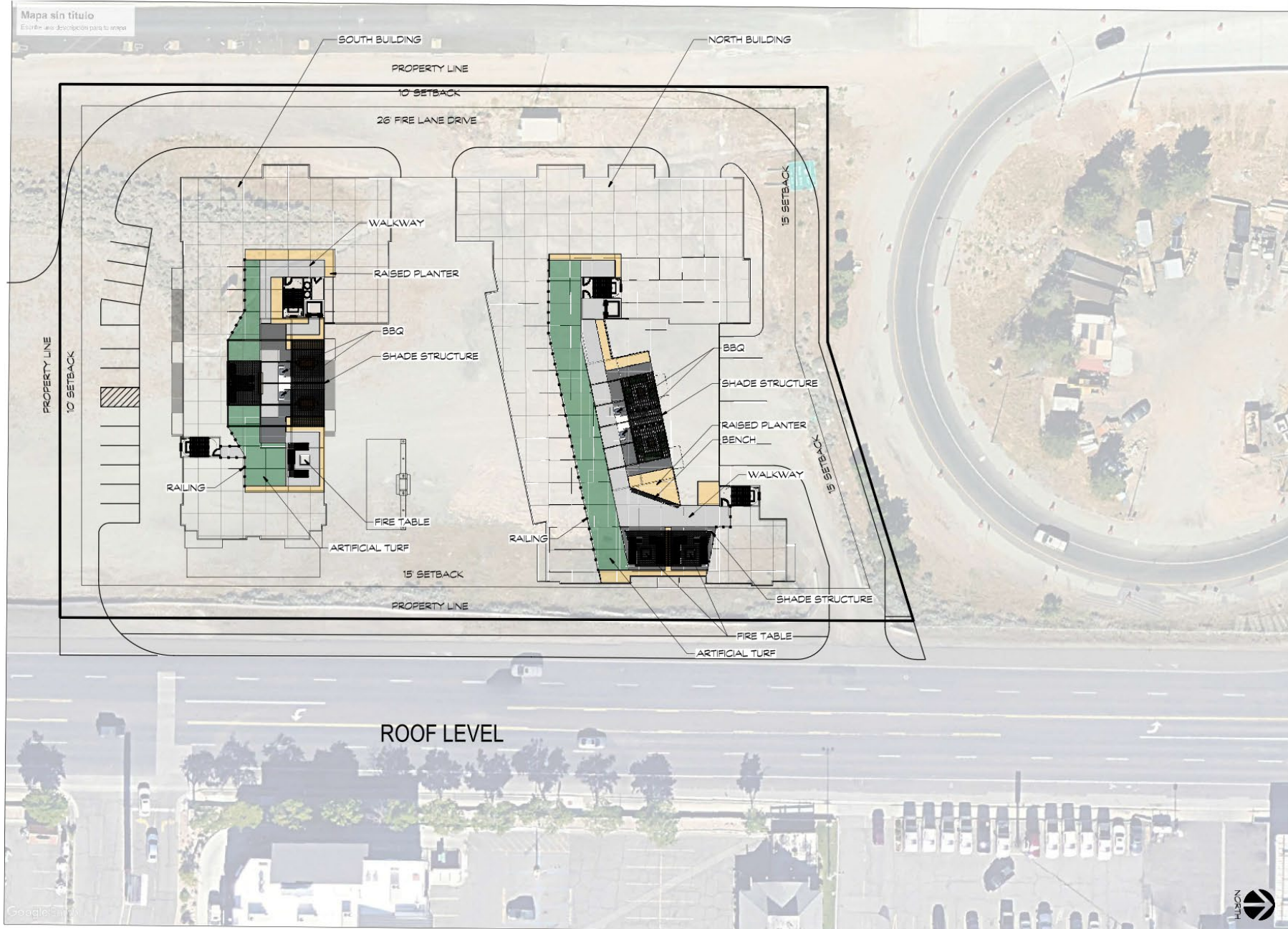
JOB NUMBER
25120

DATE
May 28, 26
DRAWN BY
G.CH. & J.A.

SHEET
A411

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Mapa sin título
Escriba una descripción para el mapa



GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE
LANDSCAPE DESIGNS CO.

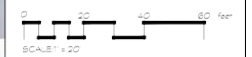
PROJECT TITLE

**Liberty
Cove**

3950 South Wasatch Blvd

Midcreek, UT

DRAWING SCALE



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

Job # SSD-053
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1" = 40'-0" on 12"x18"
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Conceptual
Roof Top
Plan



LIBERTY COVE





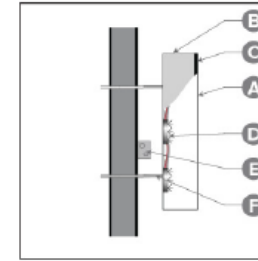
SIGNAGE



SOUTH BLDG.



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

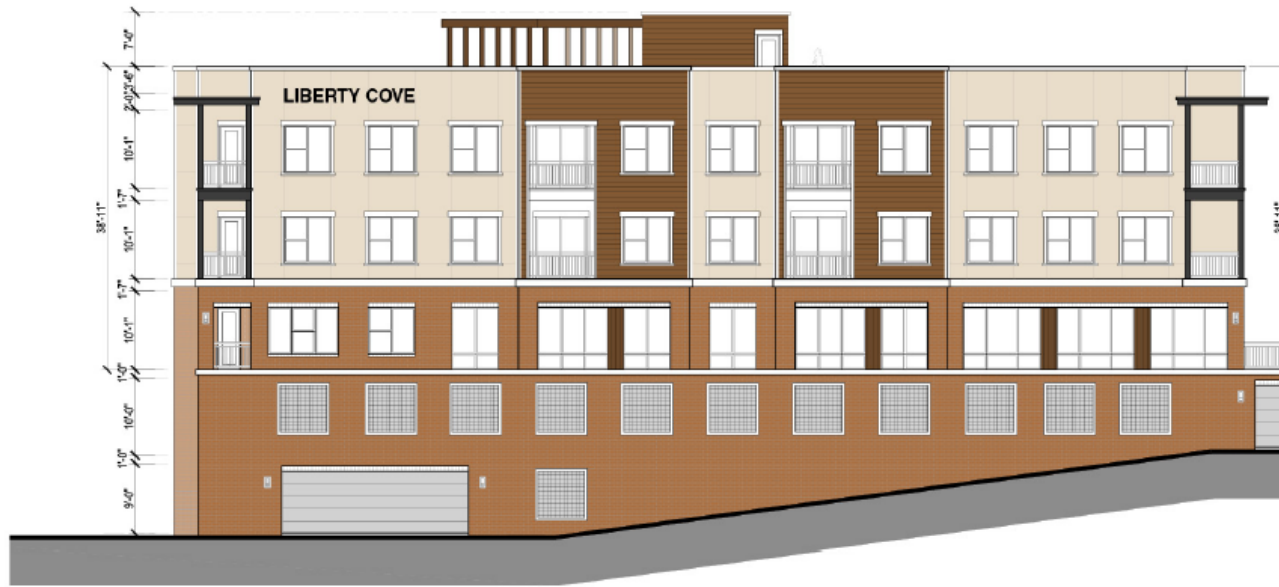
280.42"

20" **COWBOY PARTNERS**

SIGNAGE



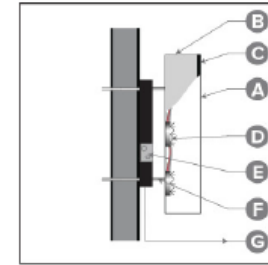
NORTH BLDG.



WEST ELEVATION

20" **LIBERTY COVE** 10"

200.503"



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

SIGNAGE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





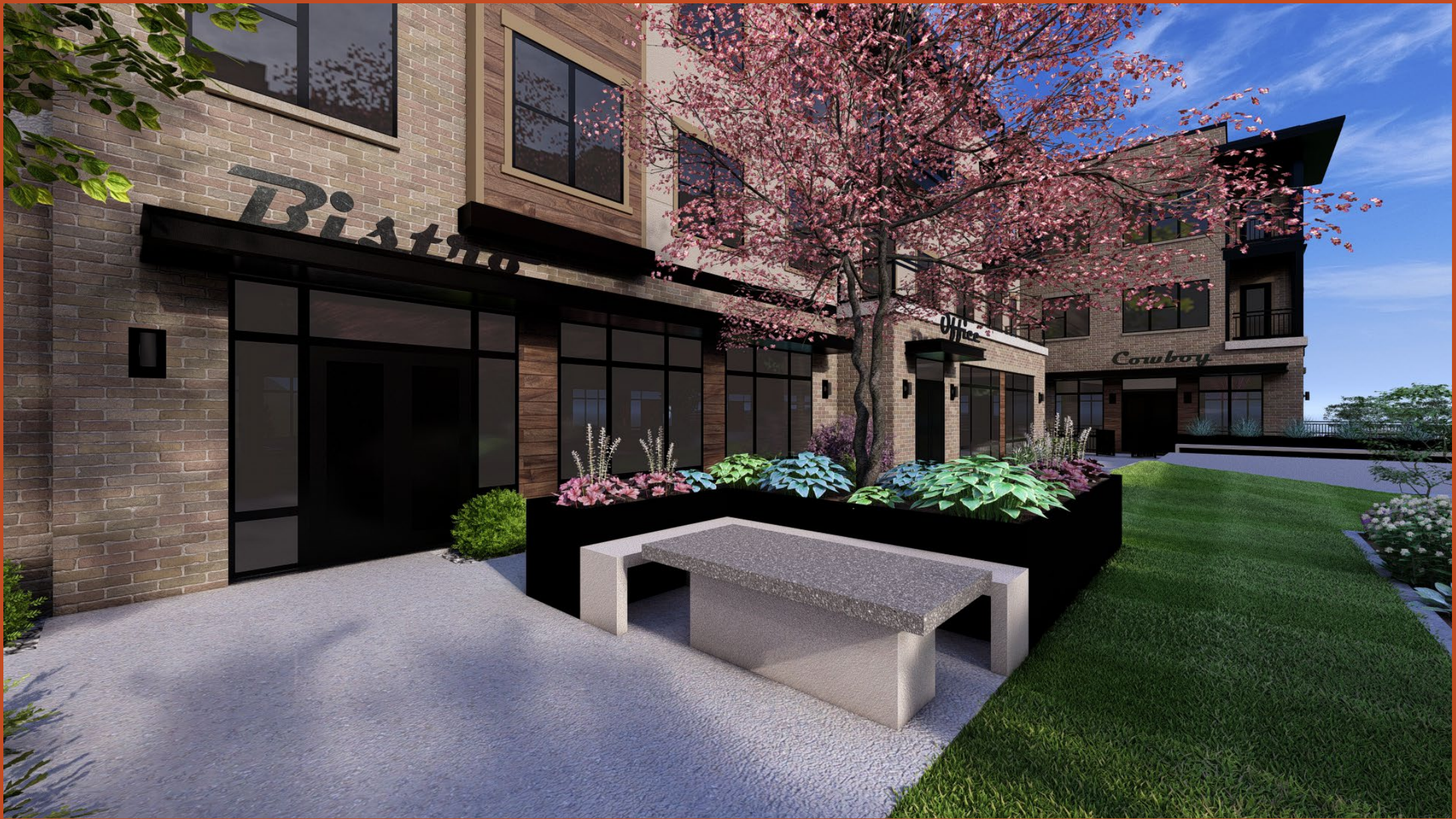
LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





SITE AERIAL MAP (NOT TO SCALE)

ELEV. 5025' (TOP OF MACEYS)

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - MACEYS + PROJECT SITE

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

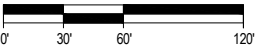
PROJECT SITE

WASATCH BLVD.

SITE SECTION - AURA CIRCLE + PROJECT SITE

AURA CIRCLE CUL DE SAC, ELEV. 4935'

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



CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
HEIGHT COMPARISON

JOB NUMBER
25120

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

SHEET
A202



ANTICIPATED VIEW LOOKING WEST
LEVEL 1





ANTICIPATED VIEW LOOKING WEST
LEVEL 2





ANTICIPATED VIEW LOOKING WEST
LEVEL 3





ANTICIPATED VIEW LOOKING WEST
ROOF DECK





LIBERTY COVE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



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

SOUTH BLDG. - NORTH ELEVATION



BRICK:
ACME BRICK
OYSTER COVE- QUEEN -
HERITAGE



Idaho Drystack - Grey Quartzite
OR:
CORONADO STONE
(ACCENT ONLY)



Country Rubble - Aspen
OR:
CORONADO STONE
(ACCENT ONLY)



Eastern Mountain Ledge[®] - Provo Canyon Grey
OR:
CORONADO STONE
(ACCENT ONLY)



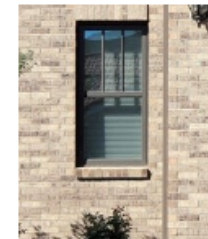
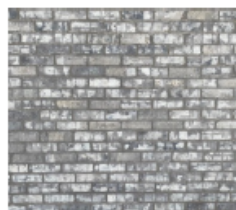
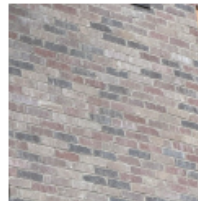
Eastern Mountain Ledge[®] - Palmetto Blend
OR:
CORONADO STONE
(ACCENT ONLY)



Eastern Mountain Ledge[®] - Dakota Brown
OR:
CORONADO STONE
(ACCENT ONLY)



King 3 x 3 x 10



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

MASONRY SELECTION OPTIONS

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



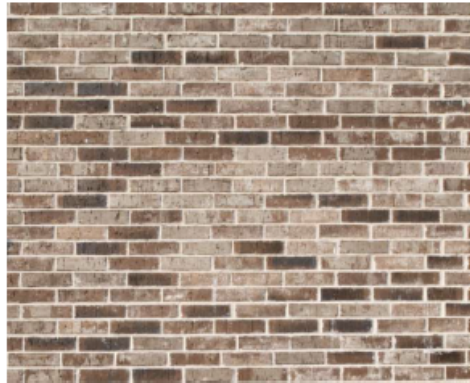
MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS: 33% APROX.

SOUTH BLDG. - NORTH ELEVATION



BRICK:
ACME BRICK
ALLENDALE- KING - HERITAGE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE

SW 9168
Elephant Ear

HARDI BOARD COLOR:
MAIN FIELD
SW 9168

SW 7055
Enduring Bronze
Interior / Exterior
Location Number: 246-C7

HARDI BOARD COLOR:
ACCENT
SW 7055

SW 7069
Iron Ore

METAL RAILING/AWNING COLOR:



OR:
ACME BRICK
ABBEVILLE- QUEEN - HERITAGE



OR:
ALLURA WOODTONE
SUMMER WHEAT

Sherwin Williams
Accessible Beige
SW 7036

OR:
MAIN FIELD
SW 7036

Sherwin Williams
Fawn Brindle
SW 7640

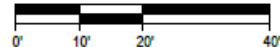
OR:
ACCENT
SW 7640

SW 7069



OR:
METAL
SW 7048

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



MATERIAL AND COLOR SELECTIONS

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

QUESTIONS

