

July 13, 2026

MILLCREEK CITY COUNCIL

(5:00PM WORK MEETING)



LIBERTY COVE

REZONE & DEVELOPMENT AGREEMENT

FILE# ZM-26-011

3963 SOUTH WASATCH BOULEVARD

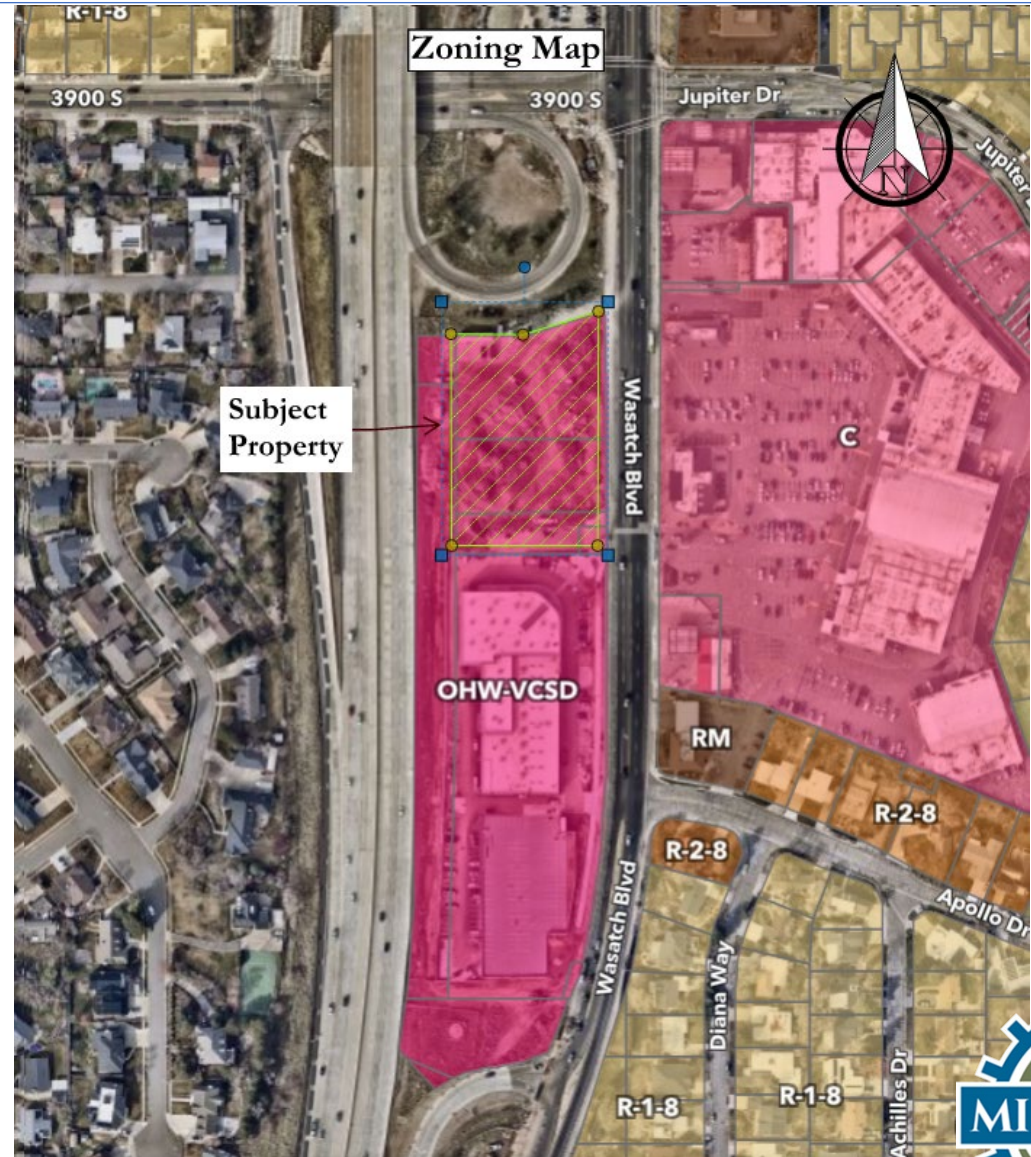
APPLICANT: LEE DIAL W/ COWBOY PARTNERS

PREPARED BY: BRAD SANDERSON

Vicinity Map



Zoning Map

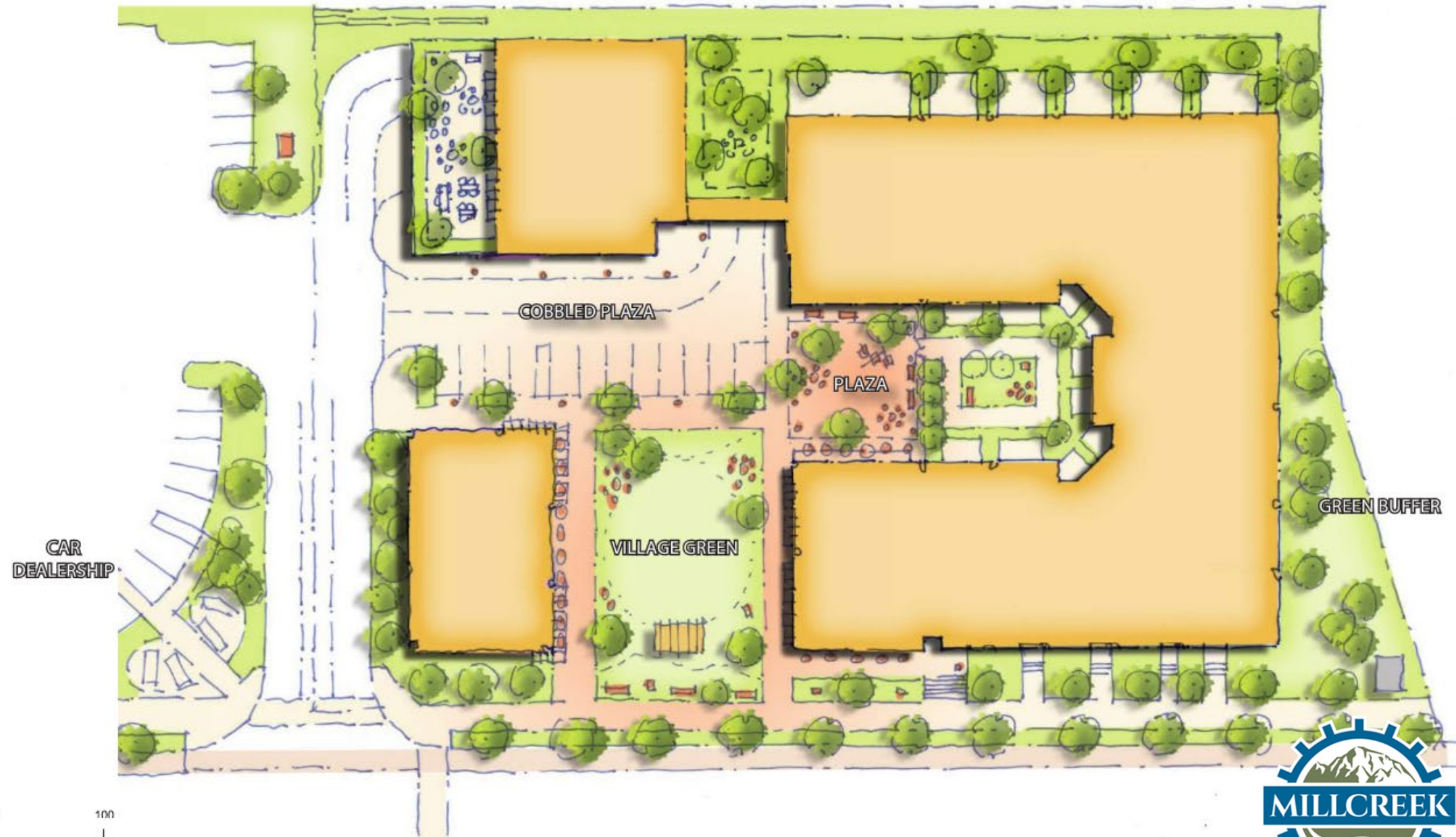


Original Concept

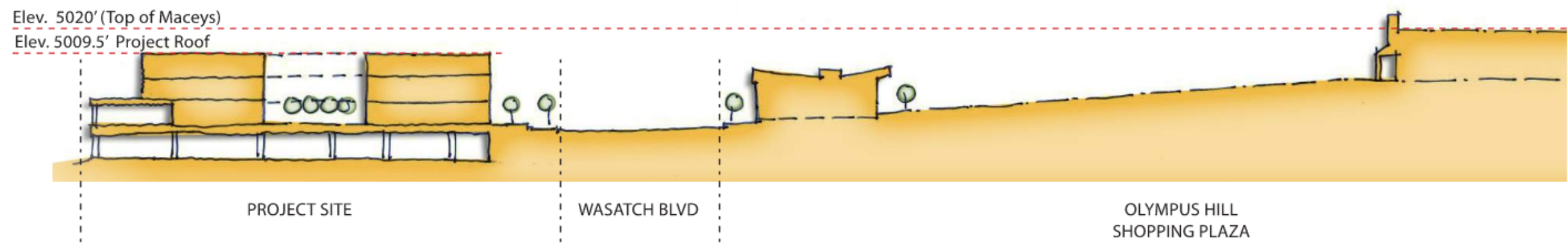
CONCEPT
MASTER PLAN CONCEPT - HOTEL OPTION



Original Concept

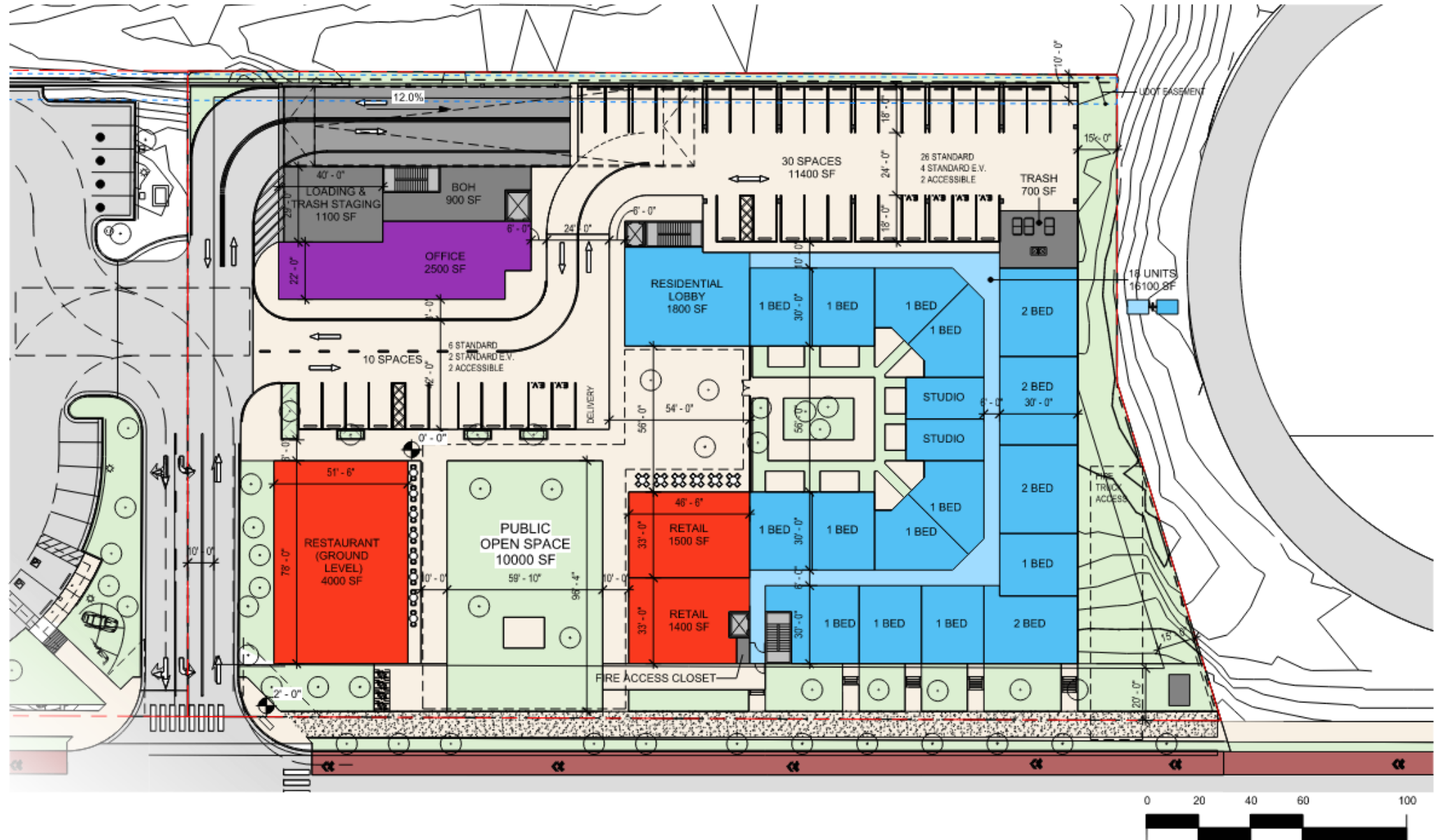


Original Concept



Original Concept

CONCEPT FIRST FLOOR PLAN

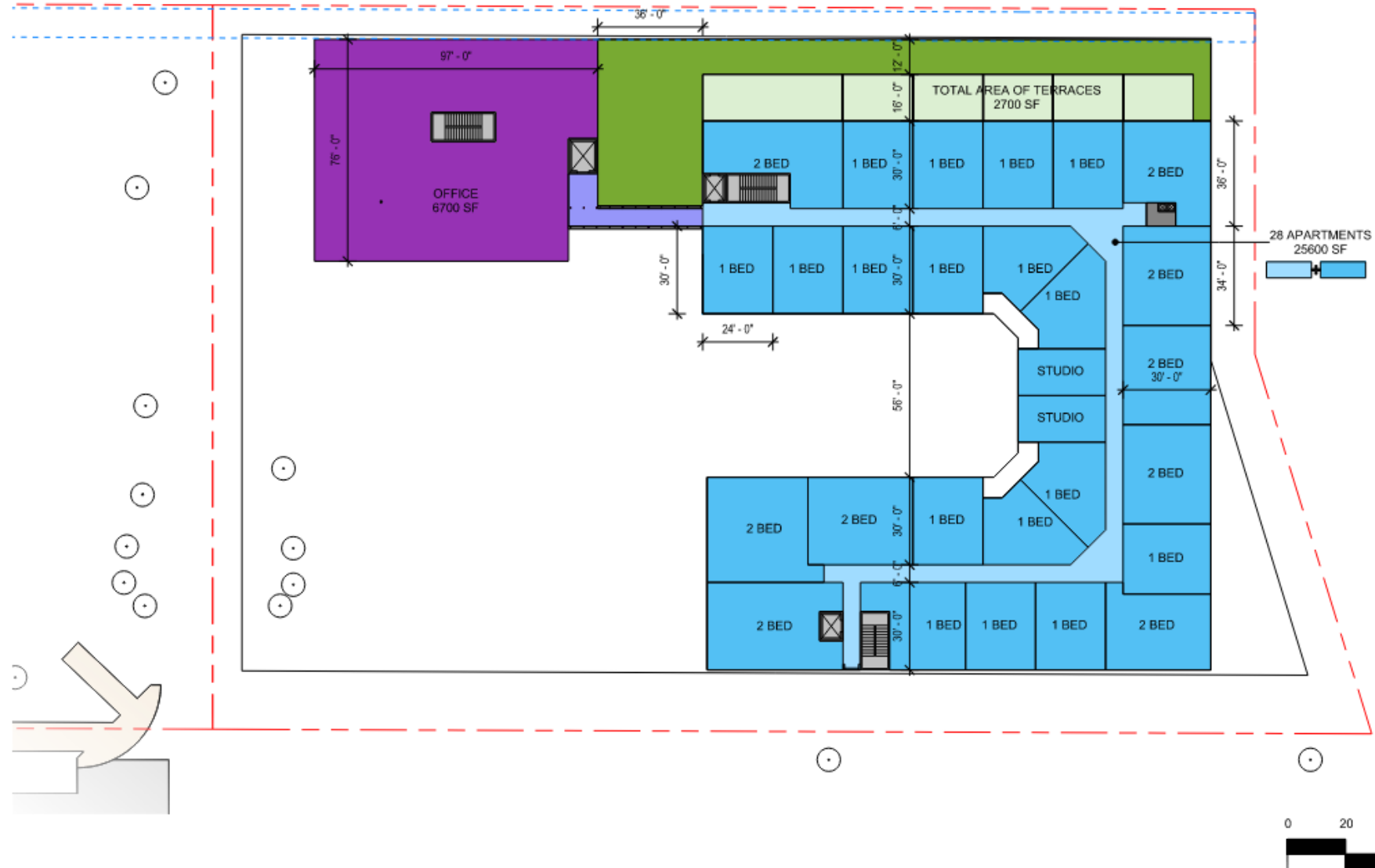


18 UNITS

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

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 Spaces Allotted to Retail & Office	
		36.5	3,000 sf	4,000 sf		8,470 sf	2,120 sf	920 sf	6,600 sf	11,500 sf	60,470 sf	97,080 sf	6	46	22	74	96		75,460 sf	203	153	50
Units: Feet, Square Feet												*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		
													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

JUNE 17 2026 PLANNING COMMISSION RECOMMENDATIONS:

Todd Larsen asked about code enforcement on the Porsche dealership's lighting. Staff noted that code enforcement was already looking into whether Porsche is dimming its lights at 9 p.m.

Commissioner Larsen, based on the findings and conclusions of the staff report, moved that the Planning Commission recommend approval of ZM-26-011 adding a Development Agreement including the Terms and Exhibits of Finding 9 of the staff report, additional terms based on the traffic study received June 17, 2026, and additional conditions:

- 1) requiring brick as 47% +/- 5% of exterior material;
- 2) prohibit illuminated signage above 15 ft of the elevation of Wasatch Drive on all facades;
- 3) require a good faith effort to acquire only a restaurant tenant to occupy the commercial space in 24 months of certificate of occupancy; and
- 4) build the commercial space to properly accommodate a restaurant use including grease traps, vents, etc.

To the already existing Olympus Hills West Village Center Special District Zone specifically pertaining to property approximately located at 3962 S Wasatch Blvd.

[Finding 9 from staff report - Staff is suggesting the following item or 'terms and exhibits' be considered and recommended to the City Council 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]

Commissioner Wright seconded. Chair LaMar called for the vote. Chair LaMar voted yes, Commissioner Anderson voted yes, Commissioner Burgess voted yes, Commissioner Larsen voted yes, Commissioner Reid voted yes, Commissioner Richardson voted yes, Commissioner Soule voted yes, and Commissioner Wright voted yes. The motion passed unanimously.







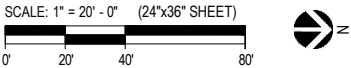
LIBERTY COVE



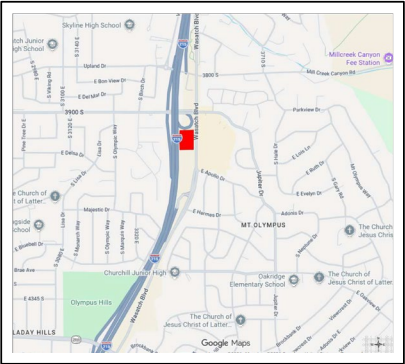
SITE PLAN

LIBERTY COVE





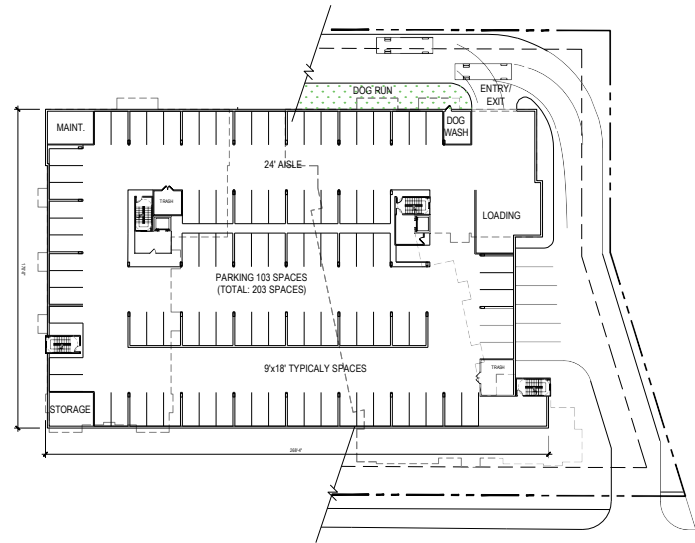
LIBERTY COVE							COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE								3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	657	7	7	10%	4,599	31%	
A2	1br/1ba	738	14	14	21%	10,332		
B0	2br/2ba	920	9	18	13%	8,280		
B1	2br/2ba	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 (1/1400 S.F.)	
RESIDENTIAL							108 SPACES	
PROVIDED							221 SPACES	
GARAGE PARKING							202 SPACES	
SURFACE PARKING							19 SPACES	
							2.0 SPACES/BED	
							3.3 SPACES/UNIT	



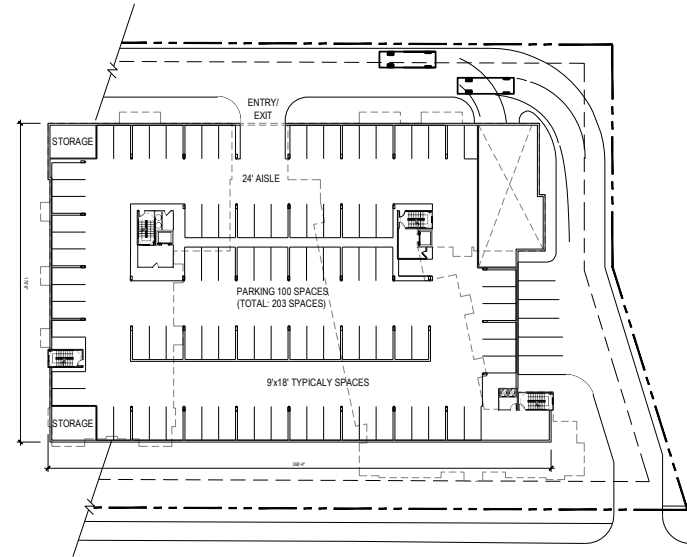
VICINITY MAP

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.

5355 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9606 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

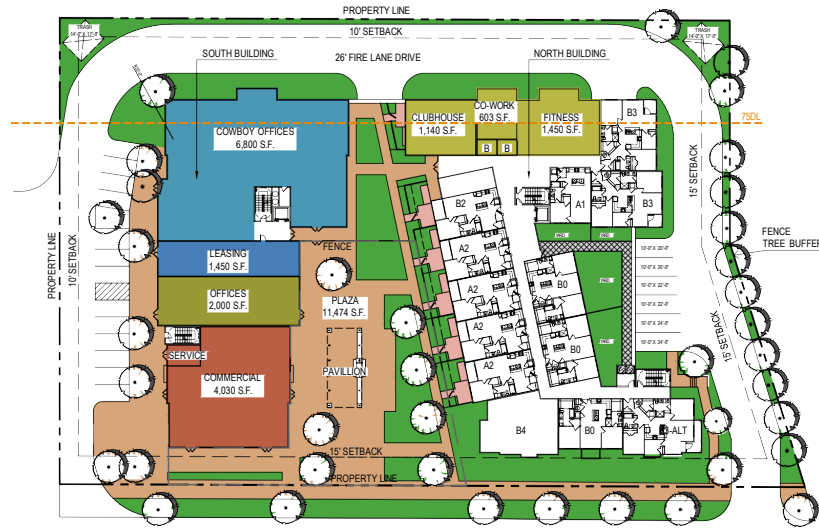
ISSUE
SD SET

SHEET DESCRIPTION
BASEMENT 1 & 2

JOB NUMBER
25120

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

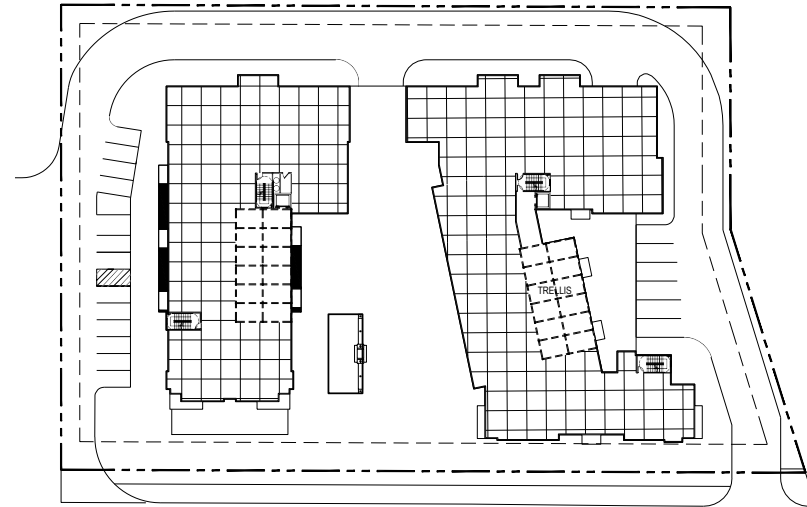
SHEET
A410



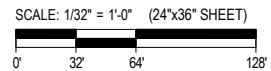
1ST. FLOOR



2ND. & 3 RD. FLOOR



ROOF LEVEL



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9638 | www.humphreys.com

CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
FLOOR PLANS

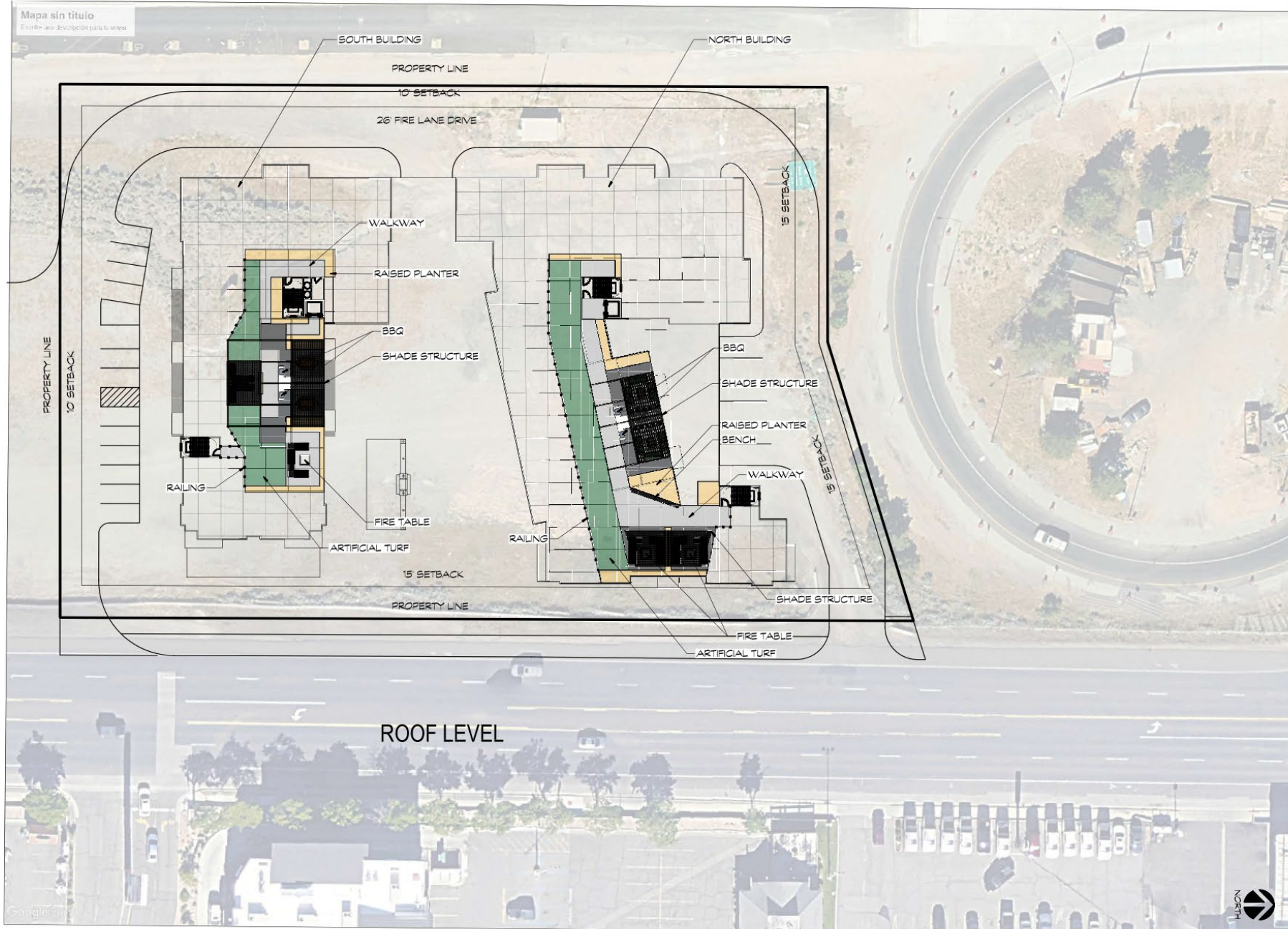
JOB NUMBER
25120

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



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



SITE PLAN COMPOSITION

THE SITE PLAN INCLUDES 4,000 SQUARE FEET OF RESTAURANT/RETAIL SPACE. THE FINANCIAL SUCCESS OF THIS DEVELOPMENT WILL DEPEND ON THE RENTAL INCOME FROM THAT SPACE FROM THE MOMENT CONSTRUCTION IS COMPLETED. THIS MEANS WE DEPEND ON THIS INCOME TO PAY THE MORTGAGE.

WE BELIEVE A RESTAURANT USER WOULD PROVIDE THE LARGEST BENEFIT TO NOT ON THE NEIGHBORHOOD, BUT ALSO OUR RESIDENTS. AS SUCH WE WILL ACTIVELY WORK TO SECURE A RESTAURANT USER.

IF AFTER 12 MONTHS FROM PERMIT WE HAVE NOT BEEN ABLE TO SECURE A RESTAURANT USER, WE REQUEST PERMISSION TO EXPAND OUR SEARCH TO INCLUDE OTHER VIABLE RETAIL USERS OF THE SPACE IN ORDER TO MAKE THE DEVELOPMENT FINANCIALLY FEASIBLE. VACANT SPACE IS NOT BENEFICIAL TO US OR THE CITY.

LIBERTY COVE



SIGNAGE LOCATIONS

LIBERTY COVE



SIGNAGE LIGHTING

HIGHLY VISIBLE SIGNAGE WILL HAVE A DIRECT IMPACT ON THE SUCCESS OF ANY RESTAURANT/RETAILER IN THE SPACE AND WILL BE A NECESSARY COMPONENT OF THE DEVELOPMENT.

NEVERTHELESS, WE ARE PROPOSING A SIGN LIGHTING PACKAGE FAR MORE SUBDUED THAN THAT OF THE PORSCHE DEALERSHIP. WE'LL UTILIZE LOW LUMEN HALO LIT SIGNS. YES THEY WILL INTENTIONALLY BE VISIBLE FROM I-215, BUT THEY WON'T BE BRIGHT ENOUGH TO INTRUDE ON RESIDENTIAL NEIGHBOR'S WINDOWS.

LIBERTY COVE





SIGNAGE



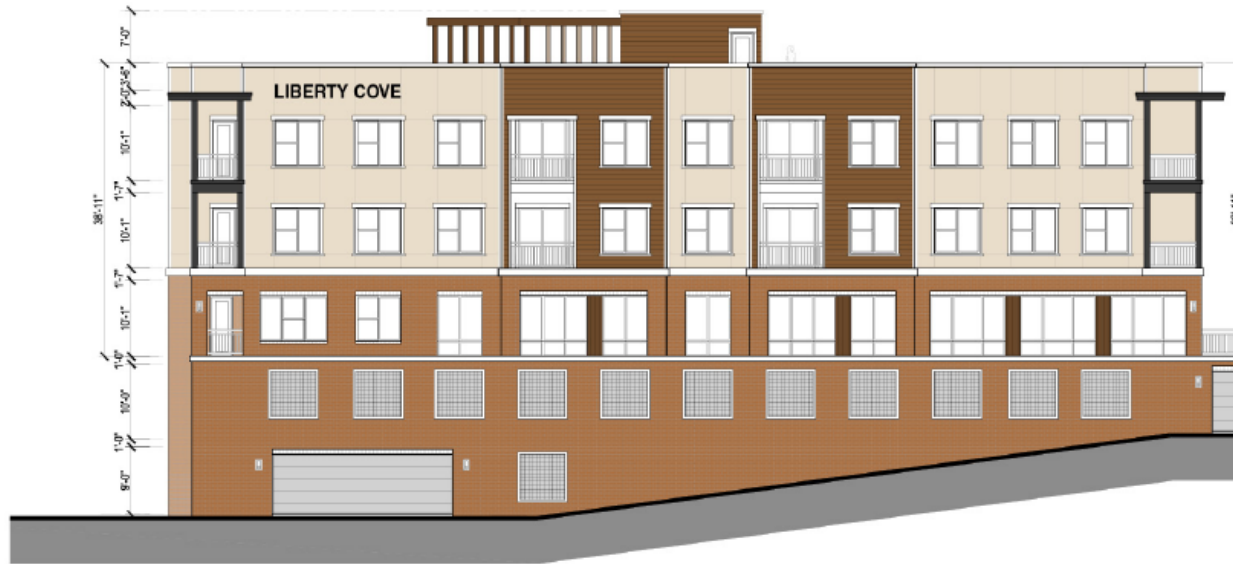


- S1** "LIBERTY COVE" CHANNEL LETTERS
- S2** "COWBOY PARTNERS" FRONT/HALO LETTERS
- S3** "TENANT" CHANNEL LETTERS
- S4** "TENANT" LETTERS ON CANOPIES
- S5** FRONT/HALO LETTERS "LIBERTY COVE"
- S6** "TENANT" LETTERS ON CANOPY
- S7** D/F ILLUMUMINATED BLADE SIGN
- S8** "LIBERTY COVE" CHANNEL LETTERS
- M1** MONUMENT FRONT LIT CHANNEL LETTERS
- M2** MONUMENT CHANNEL LETTERS ON BEAMS

LIBERTY COVE



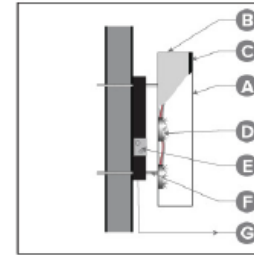
NORTH BLDG.



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

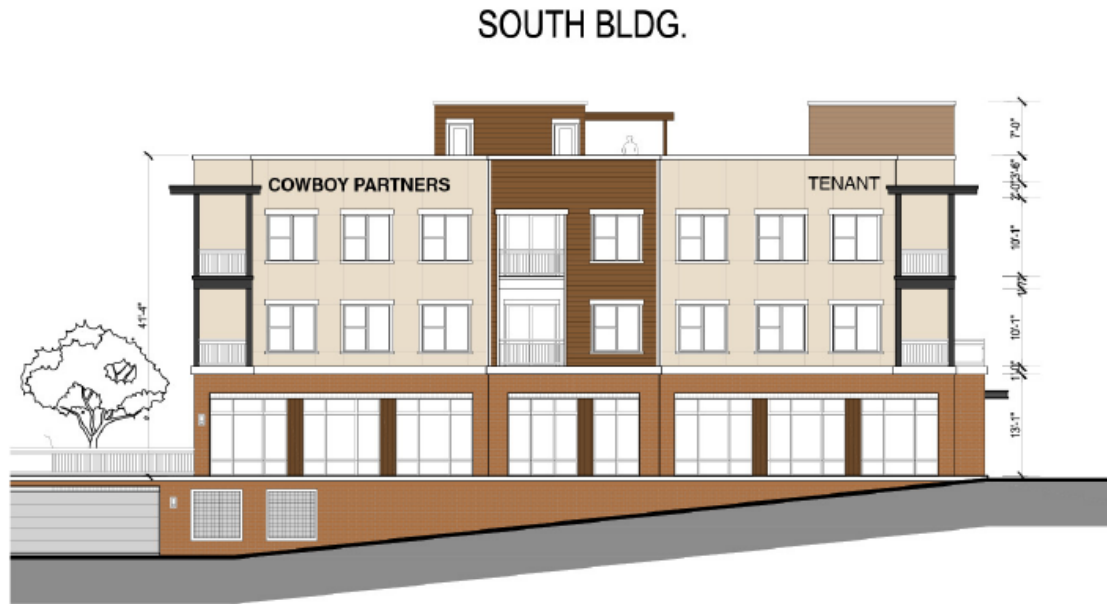
- MOUNT TO FASCIA ABOVE WINDOWS

COLOR SCHEDULE

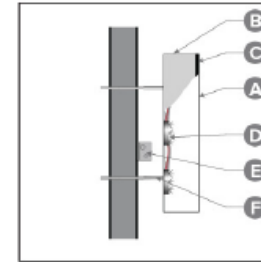
- [V1] BLACK PERFORATED
- [C1] BLACK
- [P1] TBD

LIBERTY COVE





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

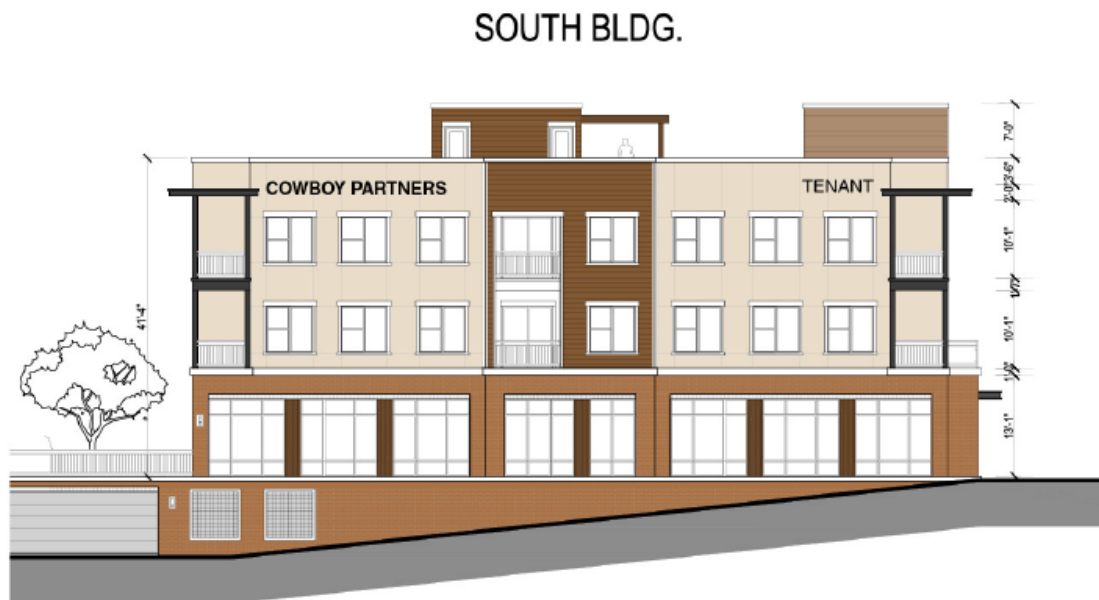
- [V1] BLACK PERFORATED
- [C1] BLACK

280.42"

20" **COWBOY PARTNERS**

LIBERTY COVE



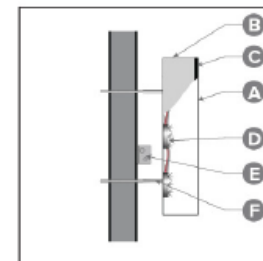


WEST ELEVATION

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

LIBERTY COVE

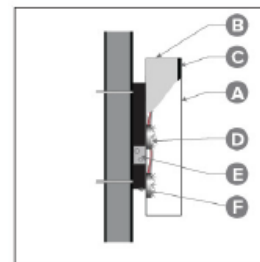




SOUTH BLDG. - SOUTH ELEVATION

210.315"
15" **COWBOY PARTNERS**
172.731"
15" **LEASING OFFICE**

74.729"
15" **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

LIBERTY COVE

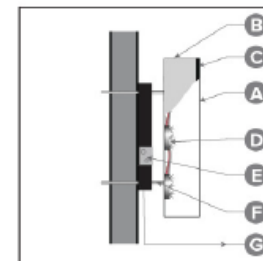




SOUTH BLDG. - SOUTH ELEVATION

20" **LIBERTY COVE** 10"

200.503"



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

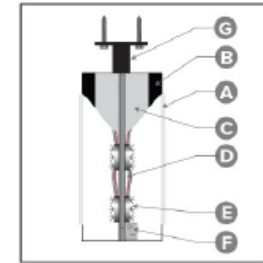
- MOUNT TO FASCIA ABOVE WINDOWS

COLOR SCHEDULE

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

LIBERTY COVE





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 ATTACHED WITH 4" HORIZONTAL SUPPORT
POSTS WITH 6" PLATES

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE



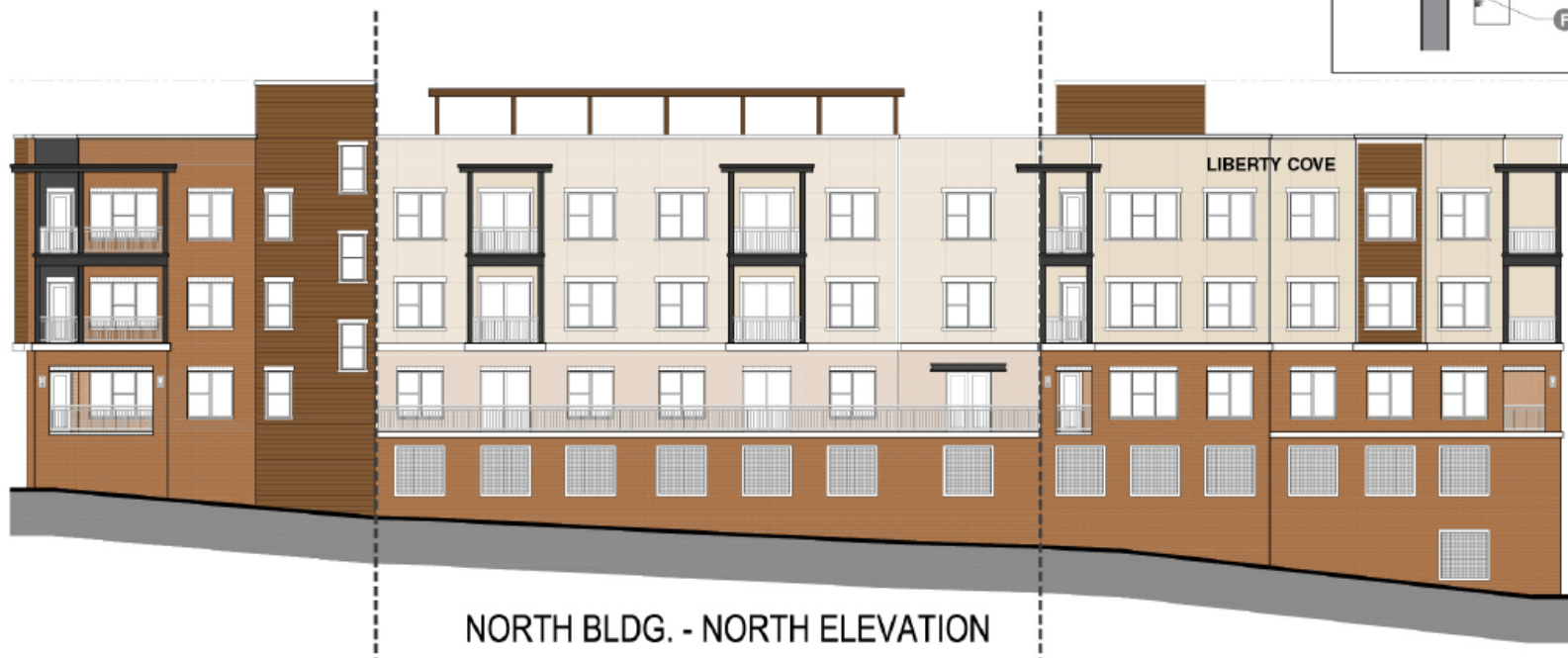
SOUTH BLDG. - SOUTH ELEVATION

COLOR SCHEDULE

■ (C1) BLACK

LIBERTY COVE





NORTH BLDG. - NORTH ELEVATION

20" **LIBERTY COVE**
200.504"

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

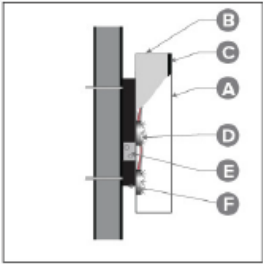
- [V1] BLACK PERFORATED
- [C1] BLACK

LIBERTY COVE





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

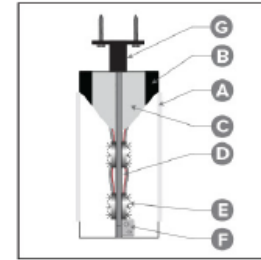
- MOUNT TO TOP OF CANOPY, RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

COLOR SCHEDULE

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

LIBERTY COVE





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 ATTACHED WITH 4" HORIZONTAL SUPPORT
POSTS WITH 6" PLATES

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE

COLOR SCHEDULE

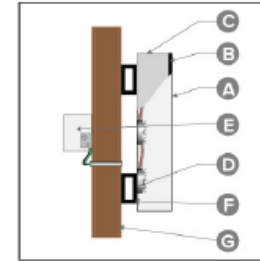
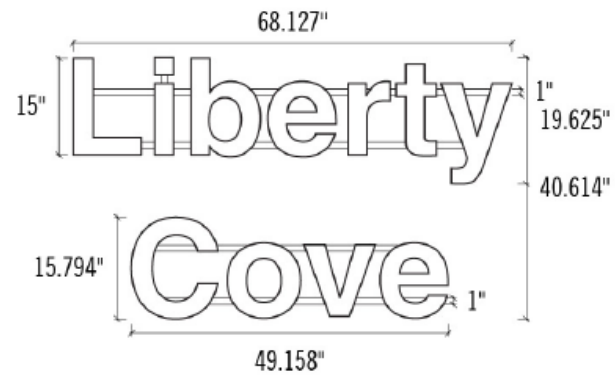
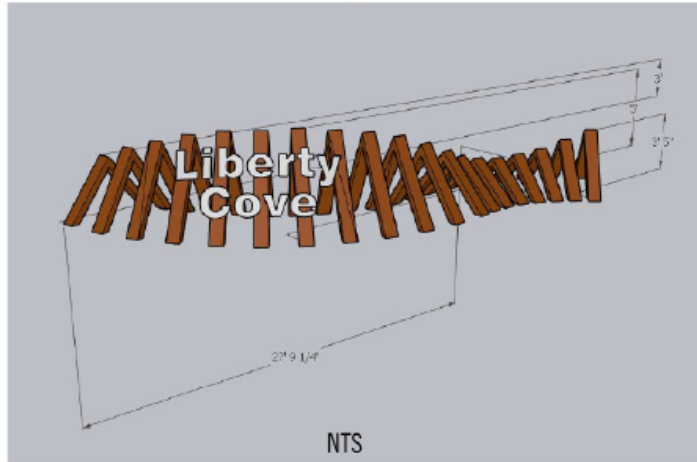
■ [C1] BLACK



SOUTH BLDG. - NORTH ELEVATION

LIBERTY COVE





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

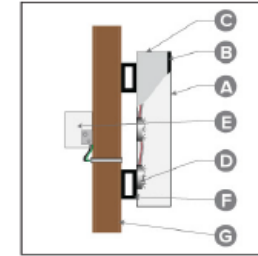
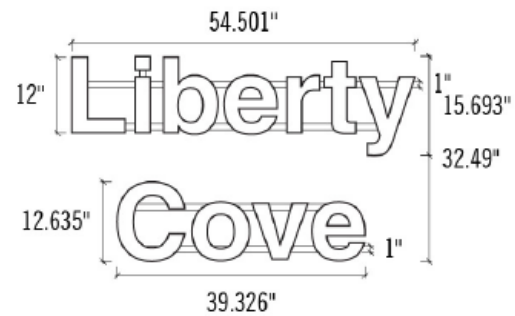
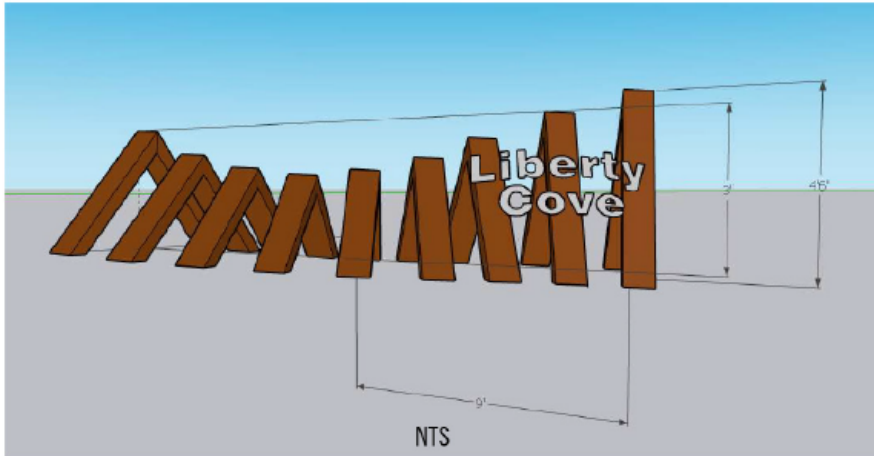
- MOUNT TO BEAMS SOUTH EAST CORNER OF SITE

COLOR SCHEDULE

■ [C1] BLACK

LIBERTY COVE





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)
- G BEAMS (BEAMS PROVIDED BY GC)

INSTALLATION

- MOUNT TO BEAMS NORTH EAST CORNER OF SITE

COLOR SCHEDULE

■ [C1] BLACK

LIBERTY COVE

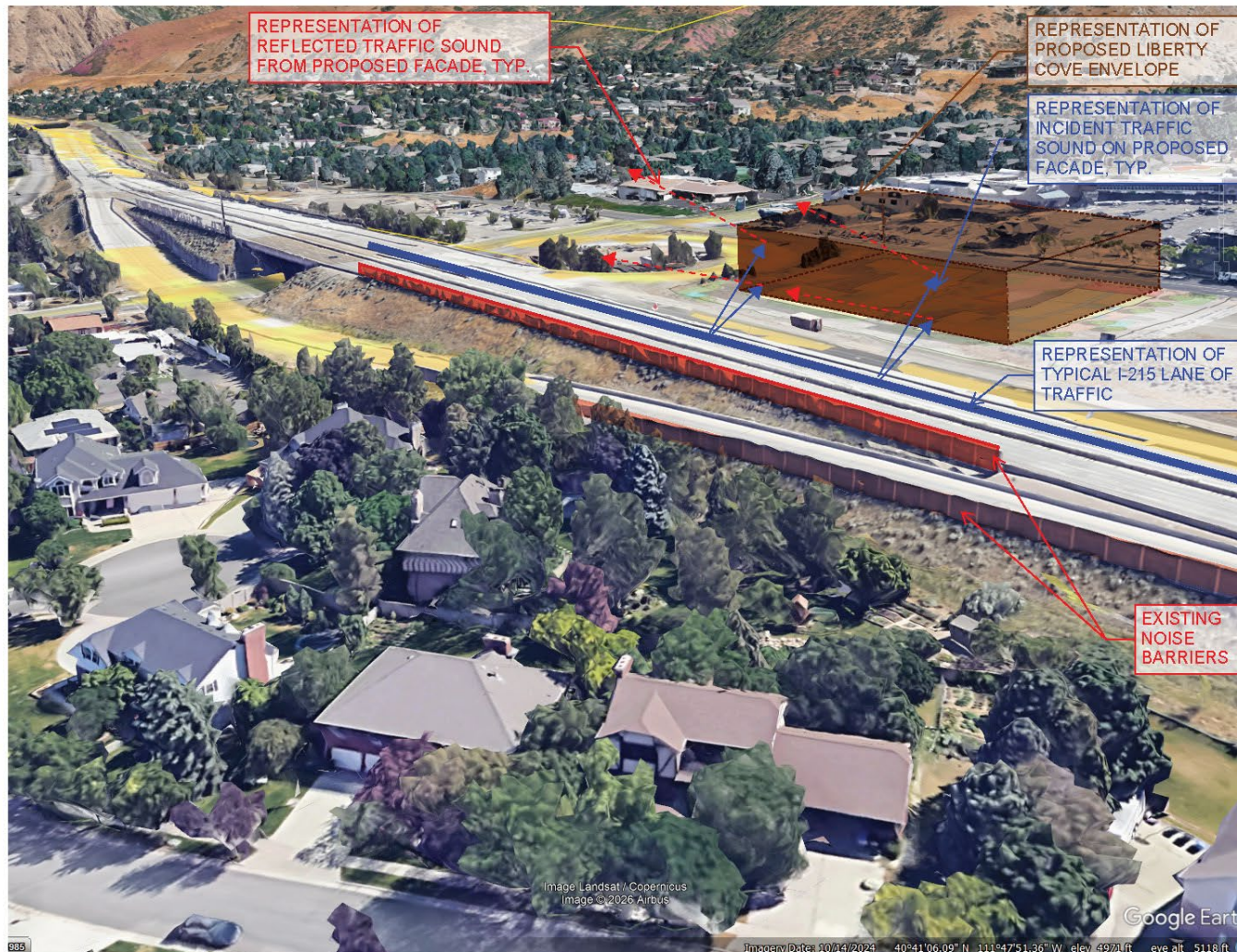


SOUND

A SOUND ENGINEER PROVIDED A QUICK STUDY/EXPLANATION DEMONSTRATING THE RESIDENTIAL NEIGHBORS TO THE WEST WILL NOT BE NEGATIVELY IMPACTED BY OUR PROPOSED DEVELOPMENT.

LIBERTY COVE





**REPRESENTATION OF I-215
TRAFFIC NOISE REFLECTION
FROM PROPOSED PROJECT,
BASED ON THE LAW OF
REFLECTION OF SOUND:**

"Sound reflects from a hard surface in the same manner that light reflects from a mirror. The law of reflection states that the angle of incidence is equal to the angle of reflection. This means that a sound wave hitting a barrier at a certain angle will bounce off the barrier at that same angle."

Source: Federal Highway Administration (FHWA). Highway Noise Barrier Design Handbook. U.S. Department of Transportation.

"When a sound wave encounters a rigid boundary larger than its wavelength, a major portion of the acoustic energy is directed away from the surface. Following the universal law of reflection, the angle of the reflected sound wave vector equals the angle of the incident wave vector, both measured relative to the surface normal"

Source: U.S. Environmental Protection Agency (EPA). Public Health and Welfare Criteria for Noise. Office of Noise Abatement and Control.

THE REPRESENTATION OF THIS SCENARIO IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT CONSIDER WEATHER, FACADE VARIATIONS OR OTHER FACTORS THAT MAY INFLUENCE SOUND PATHS. PLEASE CONTACT US IF THERE IS A NEED FOR A MORE COMPREHENSIVE NOISE IMPACT ANALYSIS.

Margot Dallinga, M. Eng., INCE
Sr. Acoustical Consultant



EXTERIOR MATERIALS

EXTERIOR MATERIALS WILL CONSIST OF NATURAL LOOKING BRICK WITHIN A SIMILAR FAMILY OF COLORS AS DEMONSTRATED IN THE FOLLOWING SLIDES. ADDITIONAL MATERIALS WILL INCLUDE HARDIE BOARD AND WOOD LOOK HARDIE BOARD. SOME STONE MATERIAL MAY BE USED IN ACCENT LOCATIONS, NOT AS A PRIMARY MATERIAL.

THE COLOR BOARDS THAT FOLLOW SHOULD INTERPRETED AS A FAMILY OF COLORS, NOT AS EXACT SPECIFICATIONS.

LIBERTY COVE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



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)



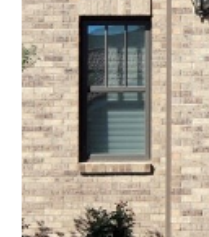
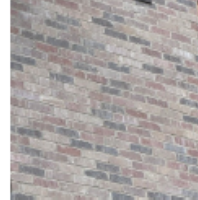
Eastern Mountain Ledge® - Palmetto Blend
OR:
CORONADO STONE
(ACCENT ONLY)



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



King 3 x 3 x 10



SCALE: 1" = 10' - 0" (24"x36" SHEET)
0' 10' 20' 40'

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



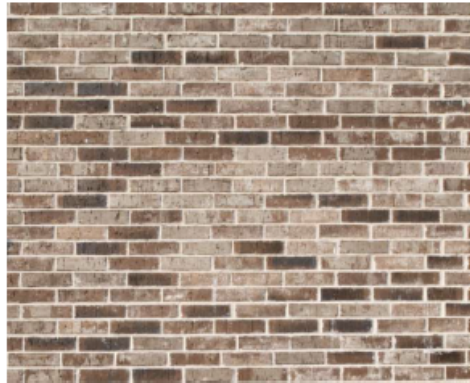
MATERIAL CALCULATION:

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

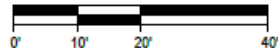
OR:
ACCENT
SW 7640

SW 7069

SW 7048
Urbane Bronze

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



LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





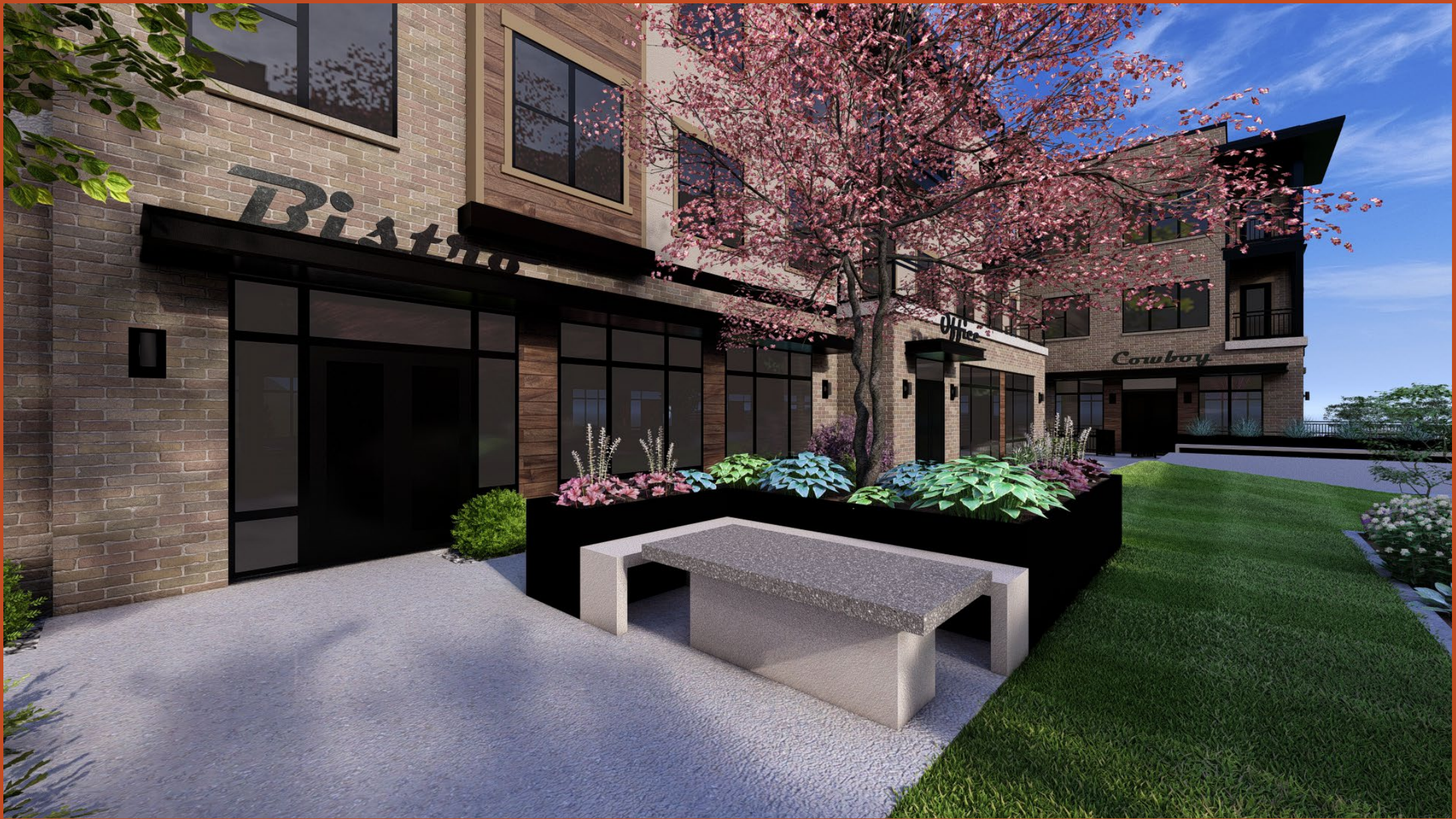
LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE



VISUAL IMPACT

THE FOLLOWING SLIDE DEMONSTRATES OUR PROPOSED ROOFLINE WILL VISUALLY SIT LOWER THAN THE MACEY'S GROCERY STORE THUS NOT IMPACTED RESIDENTIAL NEIGHBORS TO THE EAST.

IN ADDITION, OUR PROPOSED APARTMENTS AND ROOF DECK ARE SITUATED SUCH THAT THERE IS VERY LIMITED VIEWS TO THE RESIDENTIAL NEIGHBORS TO THE WEST OF I-215 AS DEMONSTRATED IN THE FOLLOWING SLIDES.

LIBERTY COVE





SITE AERIAL MAP (NOT TO SCALE)

ELEV. 5025' (TOP OF MACEYS)

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - MACEYS + PROJECT SITE

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

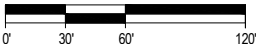
PROJECT SITE

WASATCH BLVD.

AURA CIRCLE CUL DE SAC, ELEV. 4935'

SITE SECTION - AURA CIRCLE + PROJECT SITE

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



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





QUESTIONS



3300 COTTONWOOD

REZONE & DEVELOPMENT AGREEMENT

FILE# ZM-26-001

1312 EAST 3300 SOUTH

APPLICANT: TYLER MORRIS W/ 3300 COTTONWOOD LLC

PREPARED BY: CARLOS ESTUDILLO



3D View 1



3D View 2



3D View 3

COTTONWOOD 3300

City Center Overlay – Development Agreement Zone

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.



Chambers Ave

Richmond St

Highland Dr

1335 E

Orchard St

Richmond St

Highland Dr

0 S

3300 S

3300 S

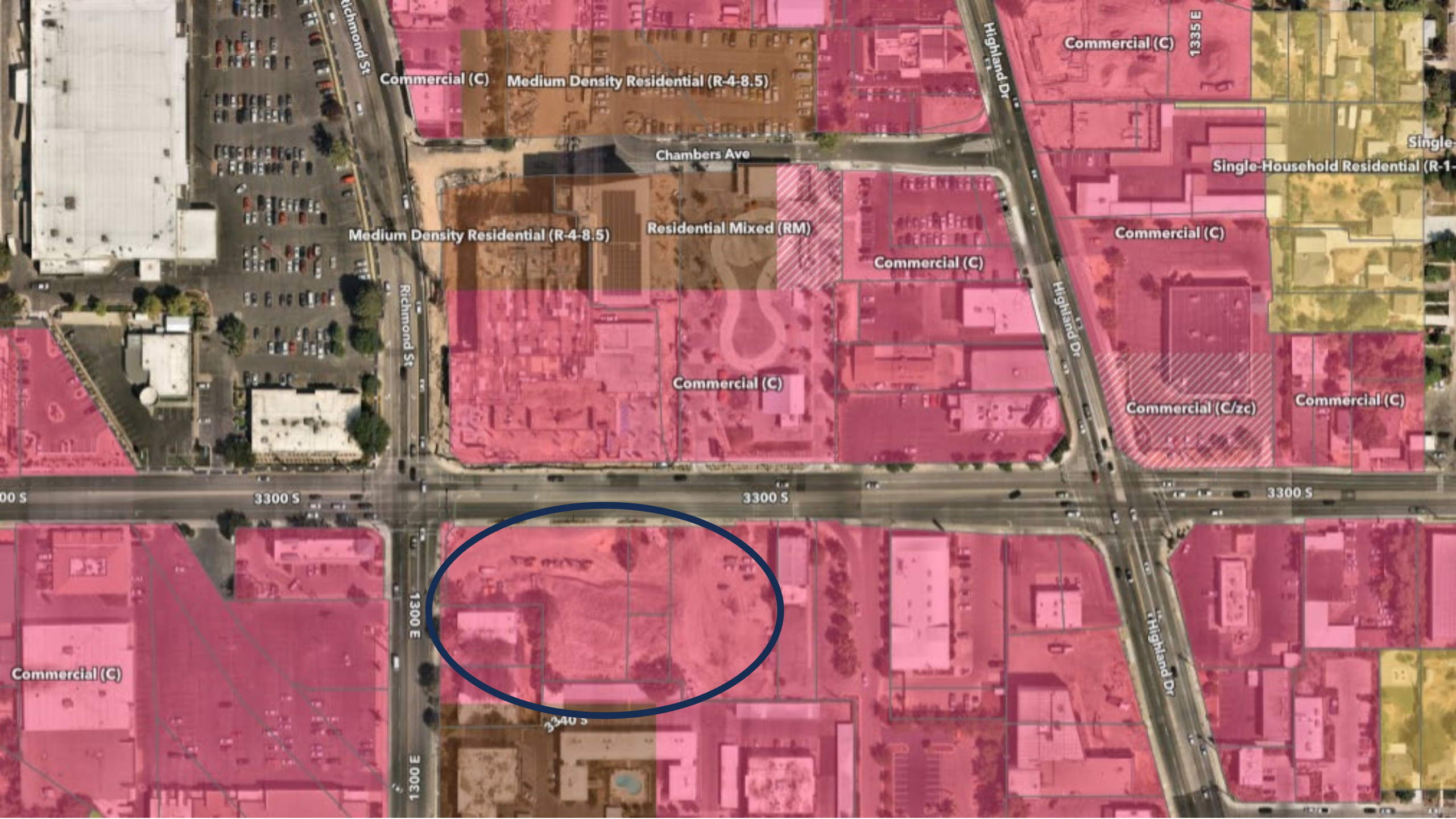
3300 S

1300 E

340 S

1300 E

Highland Dr



Commercial (C) Medium Density Residential (R-4-8.5)

Commercial (C) 1335 E

Chambers Ave

Single-Household Residential (R-1)

Medium Density Residential (R-4-8.5)

Residential Mixed (RM)

Commercial (C)

Commercial (C)

Commercial (C)

Commercial (C/zc)

Commercial (C)

00 S

3300 S

3300 S

3300 S

1300 E

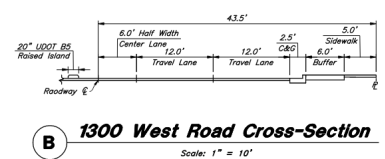
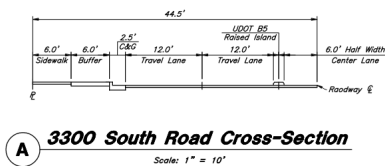
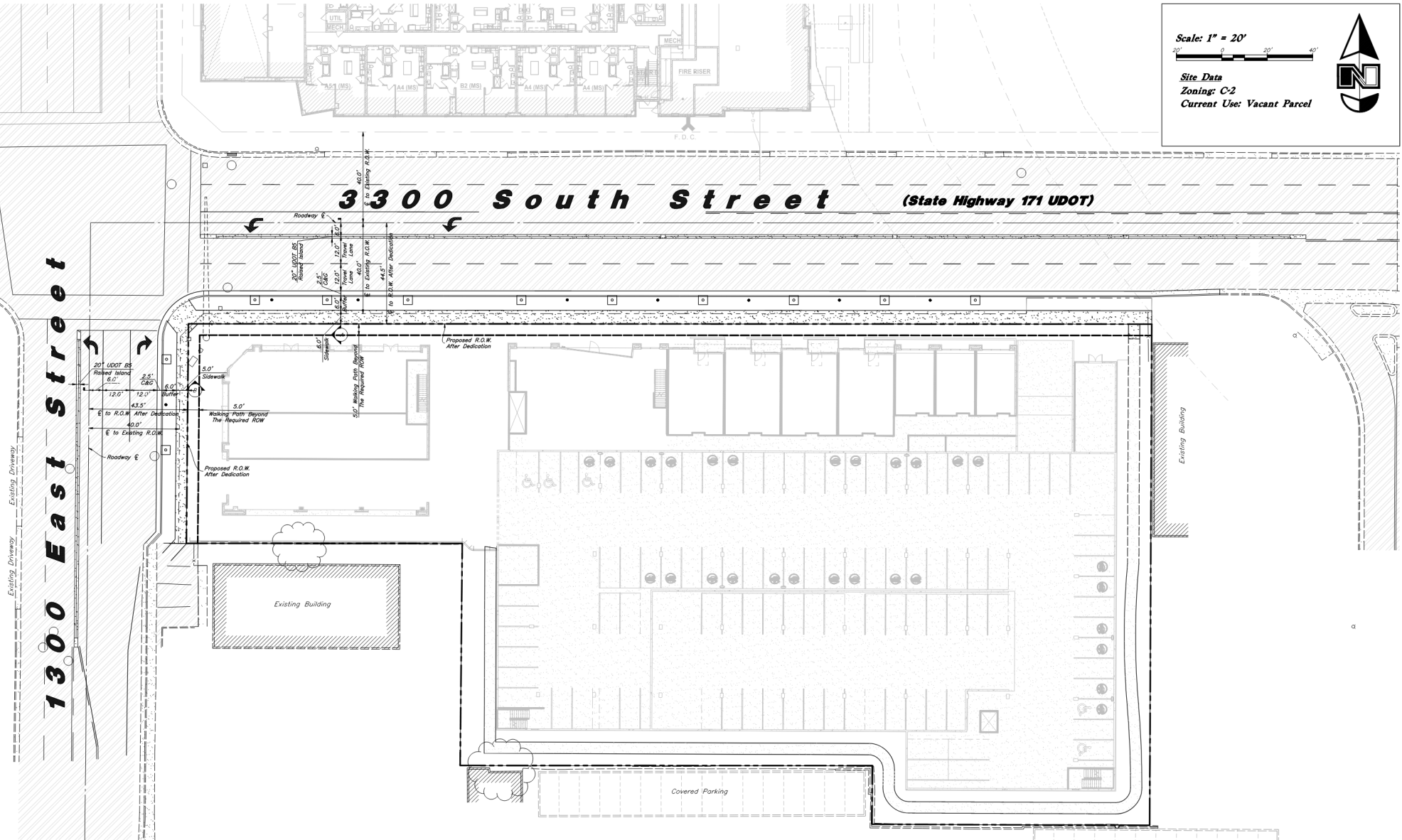
340 S

Highland Dr

Commercial (C)

Scale: 1" = 20'

Site Data
 Zoning: C-2
 Current Use: Vacant Parcel



Designed by: Name
 Drafted by: Name
 Client Name: Client
 21-126 SP

ANNA
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Main Street, Suite 200
 (801) 521-4829 • annawh@annawh.com

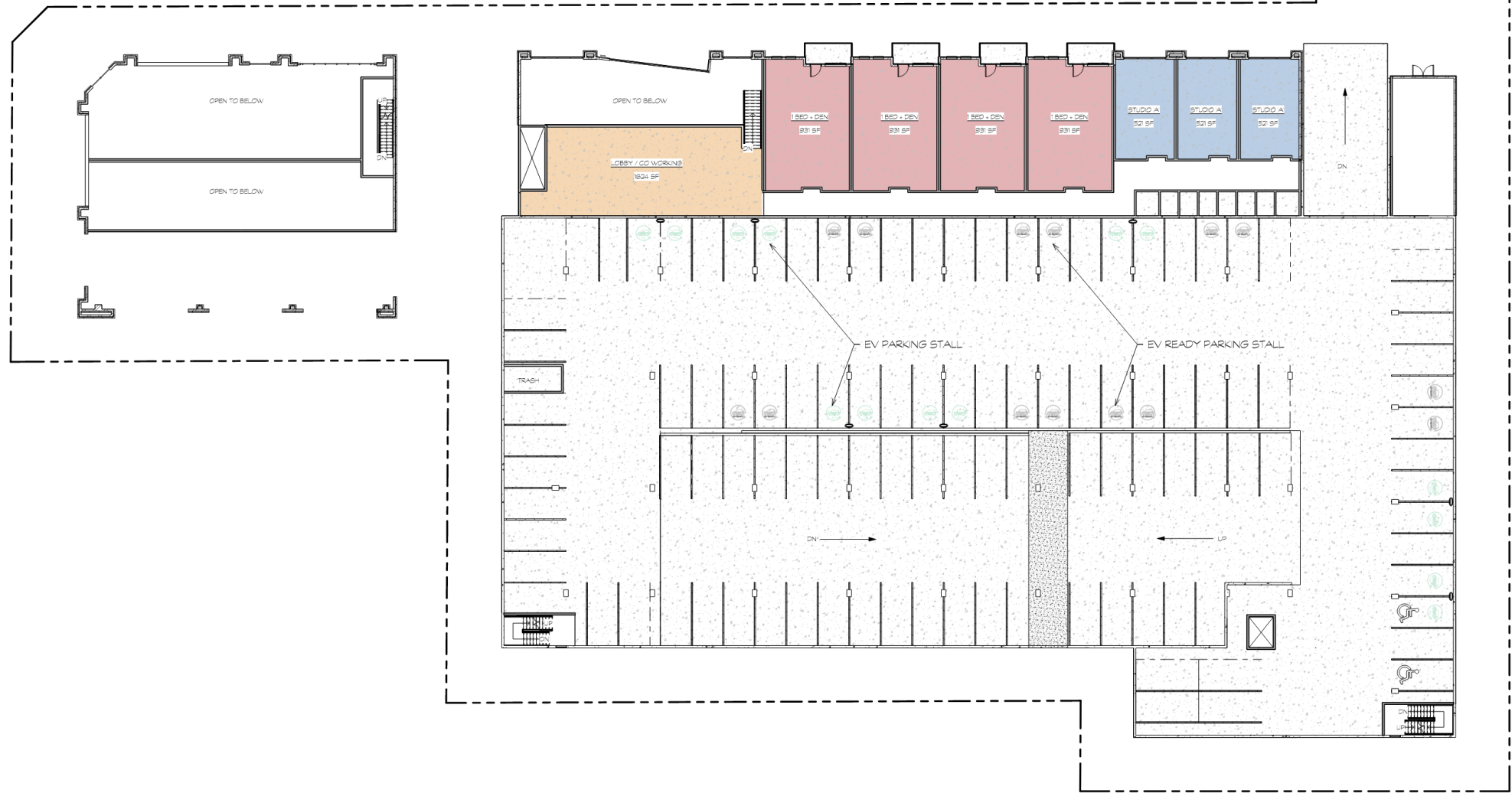
Site Plan
33rd SOUTH APARTMENTS
 1312 EAST 3300 SOUTH
 MILLCREEK, UTAH

3 Apr, 2026
 SHEET NO.
A

[illegible]

UNIT COUNT			
Name	Count	Label	Avg
JVL-1			
REG A DEN	4	JVL-1	232 SF
STUDD A	3	JVL-1	222 SF
JVL-2			
REG A DEN	4	JVL-2	232 SF
STUDD A	3	JVL-2	222 SF
JVL-3			
REG A	4	JVL-3	142 SF
REG C	4	JVL-3	787 SF
REG D	1	JVL-3	48 SF
REG E	1	JVL-3	48 SF
REG F	4	JVL-3	542 SF
REG H	4	JVL-3	128 SF
REG J	4	JVL-3	687 SF
REG DEN	3	JVL-3	232 SF
REG DEN EXT	3	JVL-3	232 SF
STUDD A	3	JVL-3	222 SF
STUDD C	3	JVL-3	222 SF
JVL-4			
REG A	8	JVL-4	142 SF
REG A EXT	4	JVL-4	187 SF
REG B	4	JVL-4	787 SF
REG C	1	JVL-4	48 SF
REG E	1	JVL-4	422 SF
REG F	4	JVL-4	542 SF
REG H	8	JVL-4	128 SF
REG J	4	JVL-4	687 SF
REG DEN B	4	JVL-4	82 SF
REG A	3	JVL-4	488 SF
REG B	3	JVL-4	142 SF
REG B EXT	2	JVL-4	222 SF
STUDD B	4	JVL-4	232 SF
STUDD C	1	JVL-4	232 SF
JVL-5			
REG A	8	JVL-5	142 SF
REG A EXT	4	JVL-5	187 SF
REG C	1	JVL-5	787 SF
REG D	1	JVL-5	48 SF
REG E	1	JVL-5	422 SF
REG F	4	JVL-5	542 SF
REG H	8	JVL-5	128 SF
REG J	8	JVL-5	687 SF
REG DEN B	3	JVL-5	82 SF
REG A	3	JVL-5	488 SF
REG B	3	JVL-5	142 SF
REG B EXT	2	JVL-5	222 SF
STUDD B	4	JVL-5	232 SF
STUDD C	1	JVL-5	232 SF
JVL-6			
REG A	8	JVL-6	142 SF
REG A EXT	4	JVL-6	187 SF
REG B	4	JVL-6	787 SF
REG C	1	JVL-6	48 SF
REG E	1	JVL-6	422 SF
REG F	4	JVL-6	542 SF
REG H	8	JVL-6	128 SF
REG J	8	JVL-6	687 SF
REG DEN B	3	JVL-6	82 SF
REG A	3	JVL-6	488 SF
REG B	3	JVL-6	142 SF
REG B EXT	2	JVL-6	222 SF
STUDD B	4	JVL-6	232 SF
STUDD C	1	JVL-6	232 SF
JVL-7			
REG A	8	JVL-7	142 SF
REG A EXT	4	JVL-7	187 SF
REG B	4	JVL-7	787 SF
REG C	1	JVL-7	48 SF
REG E	1	JVL-7	422 SF
REG F	4	JVL-7	542 SF
REG H	8	JVL-7	128 SF
REG J	8	JVL-7	687 SF
REG DEN B	3	JVL-7	82 SF
REG A	3	JVL-7	488 SF
REG B	3	JVL-7	142 SF
REG B EXT	2	JVL-7	222 SF
STUDD B	4	JVL-7	232 SF
STUDD C	1	JVL-7	232 SF
Total Unit Count			

PROPERTY OWNER: 3300 COTTONWOOD, LLC



LEVEL	COUNT
LEVEL 1	5
LEVEL 2	5
LEVEL 3	13
LEVEL 4	27
LEVEL 5	29
LEVEL 6	29
LEVEL 7	29
TOTAL	138

138 BALCONIES / 20 UNITS = 68% OF UNITS HAVE BALCONIES OF 60 SF MIN.

LEVEL 2
1/8" = 1'-0"

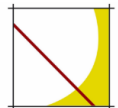


COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 2 | PL02

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 ARCHITECTURE BELGIQUE, INC. AND ARE PROTECTED BY COMMON 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.



BALCONY COUNT

LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	15
LEVEL 4	27
LEVEL 5	29
LEVEL 6	29
LEVEL 7	29
TOTAL	138

138 BALCONIES / 210 UNITS = 65% OF UNITS HAVE BALCONIES OF 80 SF. MIN.

LEVEL 3
1/8" = 1'-0"



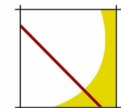
COTTONWOOD 3300

1312 EAST 3300 SOUTH

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LEVEL 3 | PLO3

Q2-06-2026



Architecture
Belgique, Inc.

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

Unit Inventory:

Unit Type	Count	Area (SF)
1-BED A	10	743
1-BED B	1	748
1-BED C	1	797
1-BED D	1	816
1-BED E	1	623
1-BED F	1	543
1-BED G	1	687
1-BED H	5	705
1-BED J	5	687
1-BED K	1	912
2-BED A	4	898
2-BED B	1	748
2-BED C	1	227
2-BED D	1	227
STUDIO A	1	590
STUDIO B	6	530

Common Areas:

- CLUBHOUSE
- COURTYARD
- POOL
- DECK
- TRASH
- SUPPORT
- USEABLE TERRACE

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A square is shown with a diagonal line from the top-left corner to the bottom-right corner. A quarter-circle arc is drawn from the bottom-left corner to the bottom-right corner. The region between the diagonal line and the quarter-circle arc is shaded yellow.

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



BALCONY COUNT

LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	15
LEVEL 4	27
LEVEL 5	29
LEVEL 6	29
LEVEL 7	29
TOTAL	138

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

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

NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

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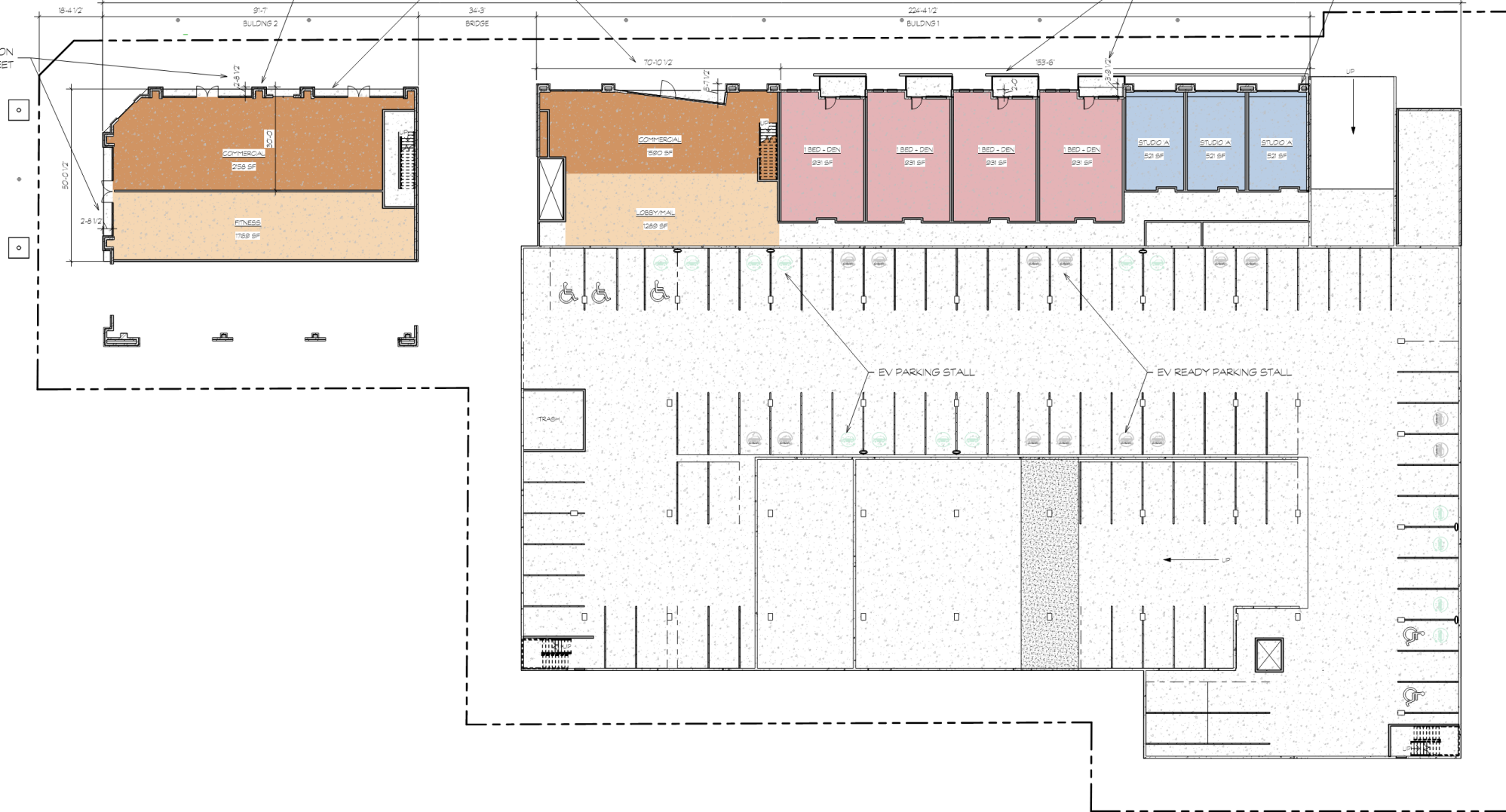
LEVEL 5 | PLUS

02-06-2026



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

HORIZONTAL ARTICULATION
BY AT LEAST TWO FEET



BALCONY COUNT

LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	15
LEVEL 4	27
LEVEL 5	28
LEVEL 6	29
LEVEL 7	29
TOTAL	138

138 BALCONIES / 20 UNITS + 68% OF UNITS HAVE
BALCONIES OF 60 SF MIN.

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

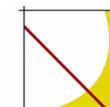


COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 1 | PLOT

02-06-2026



Architecture
Belgique, Inc.

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

- VISUAL BREAKS ALONG THE STREET-FACING FACADE SUCH AS HORIZONTAL ARTICULATION IN THE PLANE OF THE FACADE BY AT LEAST TWO FEET (2)
- CHANGES IN THE MATERIALS, COLOR, TEXTURE, OR PATTERN FOR GREATER THAN 50 PERCENT OF THE BUILDING FACADE
- USABLE TERRACES AT LEAST 10 FEET IN DEPTH ALONG THE STREET-FACING FACADES



NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK VENEER
	METAL SIDING
	ADHERED MASONRY
	GLAZING
	T&G COMPOSITE SIDING

- VISUAL BREAKS ALONG THE STREET-FACING FACADE SUCH AS HORIZONTAL ARTICULATION IN THE PLANE OF THE FACADE BY AT LEAST TWO FEET (2)
- CHANGES IN THE MATERIALS, COLOR, TEXTURE, OR PATTERN FOR GREATER THAN 50 PERCENT OF THE BUILDING FACADE
- USABLE TERRACES AT LEAST 10 FEET IN DEPTH ALONG THE STREET-FACING FACADES



WEST ELEVATION
1/8" = 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	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	33%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-8	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
		BRICK	100%
		BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
		BRICK	100%
		BRICK	100%
WEST (BLDG 1)	4-8	BRICK	2%
		METAL	34%
		STUCCO	45%
SOUTH (BLDG 2)	1	BRICK	72%
		STUCCO	28%
		BRICK	5%
SOUTH (BLDG 1)	4-8	BRICK	27%
		METAL	23%
		STUCCO	42%
EAST	4-8	BRICK	32%
		METAL	13%
		WOOD	3%
		STUCCO	24%



SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND	
  	BRICK VENEER
	METAL STONE
	ANCHORED MASONRY
	GLAZING
	TES COMPOSITE BOARD



EAST ELEVATION

1/8" = 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	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)	1-6	BRICK	33%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-6	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
NORTH (BLDG 2)	4-6	BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
WEST (BLDG 2)	4-6	BRICK	100%
WEST (BLDG 1)	4-6	BRICK	21%
		METAL	34%
		STUCCO	45%
SOUTH (BLDG 2)	1	BRICK	73%
		STUCCO	28%
SOUTH (BLDG 1)	4-6	BRICK	8%
		METAL	27%
		WOOD	23%
		STUCCO	42%
EAST	4-6	BRICK	32%
		METAL	13%
		WOOD	33%
		STUCCO	24%

Development Agreement

- Uses
- Height
- Setbacks
- Parking
- Open Space
- Amenities
- Lighting
- Landscaping
- Materials
- Streetscape & Right-of-way Improvements
- Public Benefits
- Road Medians

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.

July 13, 2026

MILLCREEK CITY COUNCIL

(7:00PM REGULAR MEETING)



REZONE

FROM: RESIDENTIAL (R-1-10) ZONE
TO: RESIDENTIAL (R-1-8) ZONE

FILE# ZM-26-012

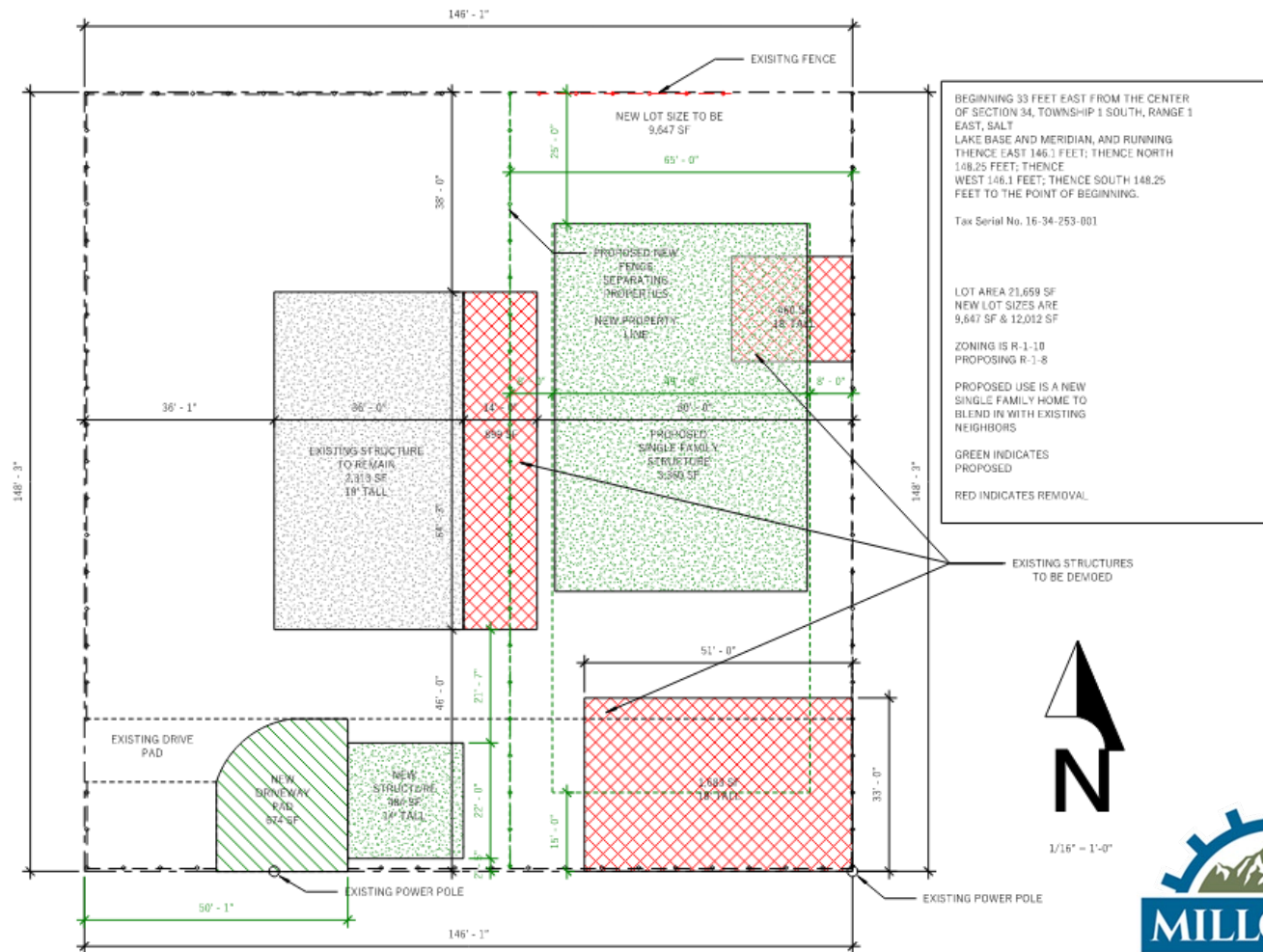
3757 SOUTH 2300 EAST

APPLICANT: THOMAS MOFFAT

PREPARED BY: BRAD SANDERSON



DELIA DRIVE



RECOMMENDATIONS:

RECOMMENDATIONS:

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

Staff Recommendation: 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.

The Millcreek Planning Commission held a public hearing on June 17, 2026. Upon receiving public comment and considering the proposal, The Planning Commission moved to recommend approval of file number ZM-26-012, to the city council to rezone a 0.50-acre property located at 3757 South 2300 East from the R-1-10 zone to the R-1-8 zone -**The motion passed unanimously.**



MOTION READY:

I MOVE THAT THE CITY COUNCIL APPROVE APPLICATION FILE #ZM-26-012 TO REZONE PROPERTY GENERALLY LOCATED AT 3557 SOUTH 2300 EAST FROM: THE SINGLE HOUSEHOLD RESIDENTIAL R-1-10 ZONE TO: THE SINGLE HOUSEHOLD RESIDENTIAL R-1-8 ZONE, AS PRESENTED.



REZONE

FROM: RESIDENTIAL (R-1-8) ZONE
TO: TWO-HOUSEHOLD RESIDENTIAL
(R-2-6.5) ZONE

FILE# ZM-26-012

3705 SOUTH 1300 EAST

APPLICANT: BRAD REYNOLDS

PREPARED BY: BRAD SANDERSON



Future Land Use Map



Subject
Property

Neighborhood 2

Neighborhood 1

Neighborhood 1



1300 EAST ST.

Existing Zone: R2-6.5

Proposed Zone: R2-8

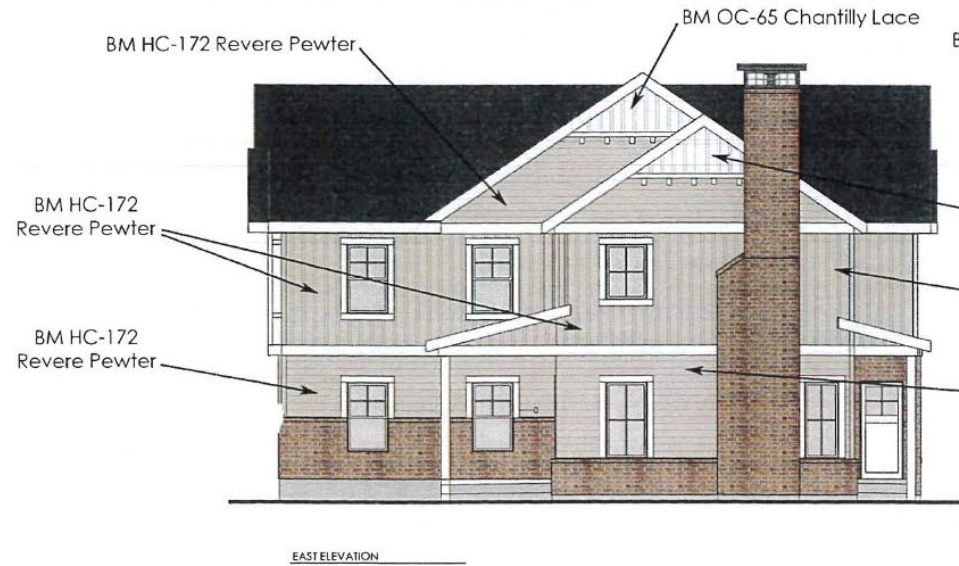
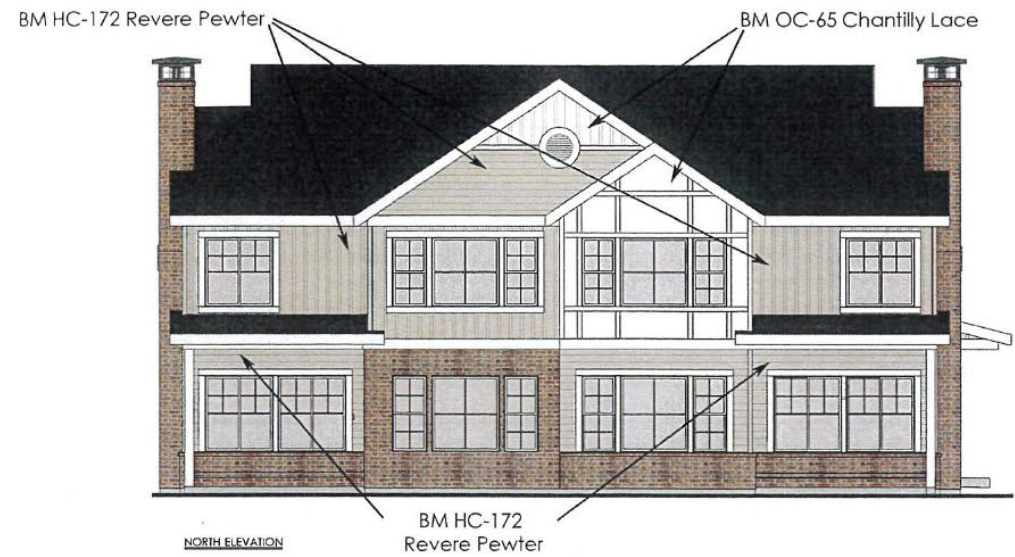
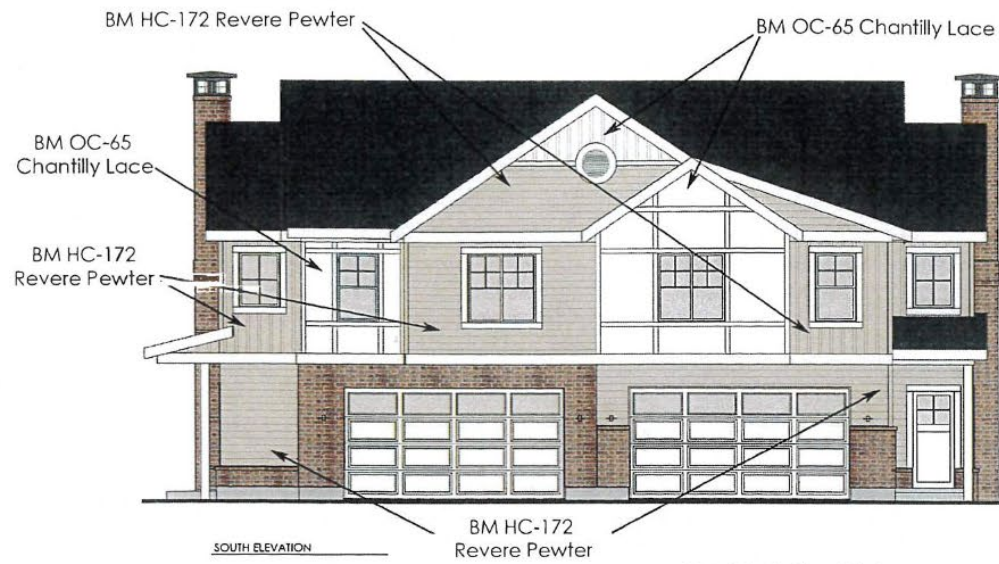
MELVINA ST.



SITE SUMMARY

REZONE AREA

1.16 Ac



THE TOWNHOMES AT MILL FARM

RECOMMENDATIONS:

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.



MOTION READY:

I MOVE THAT THE CITY COUNCIL APPROVE APPLICATION FILE #ZM-26-013 TO REZONE PROPERTY GENERALLY 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, AS PRESENTED.



MILLCREEK COMMON EAST MIXED-USE

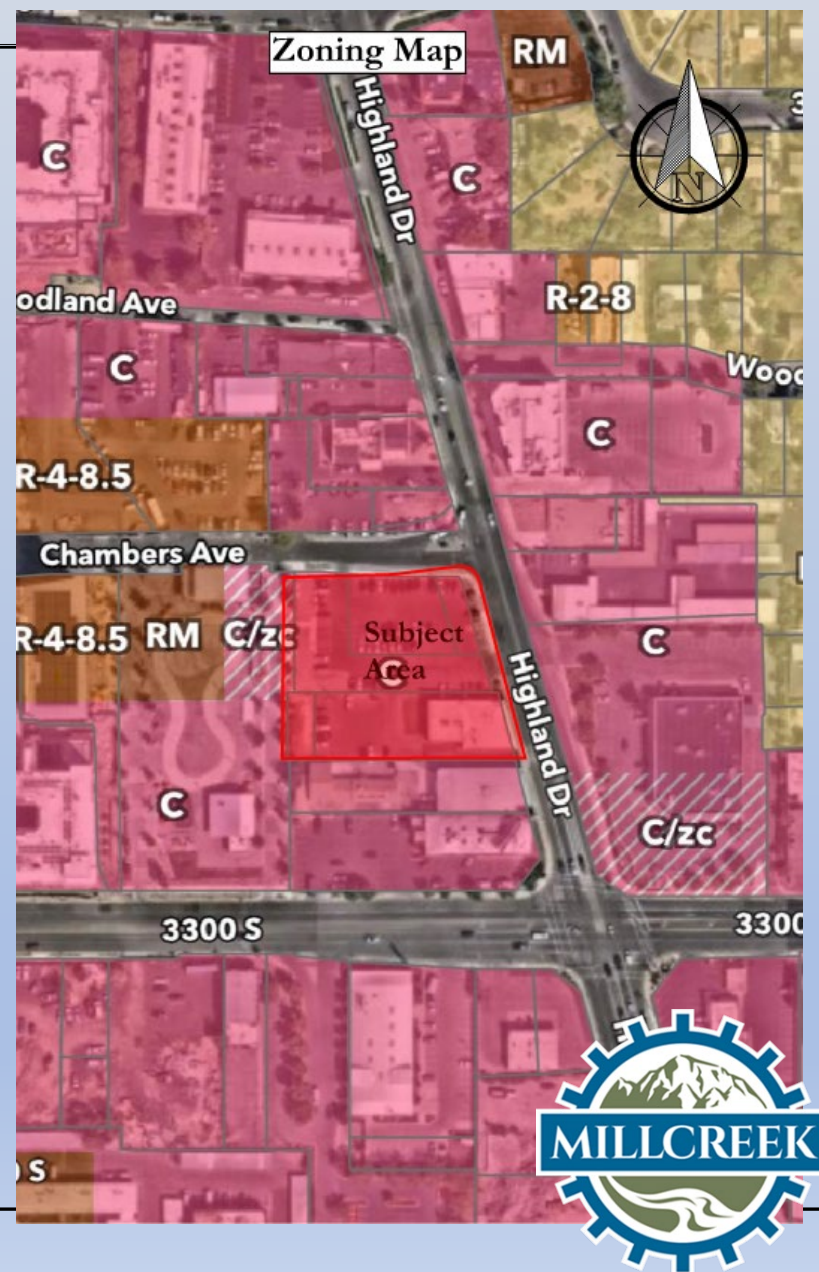
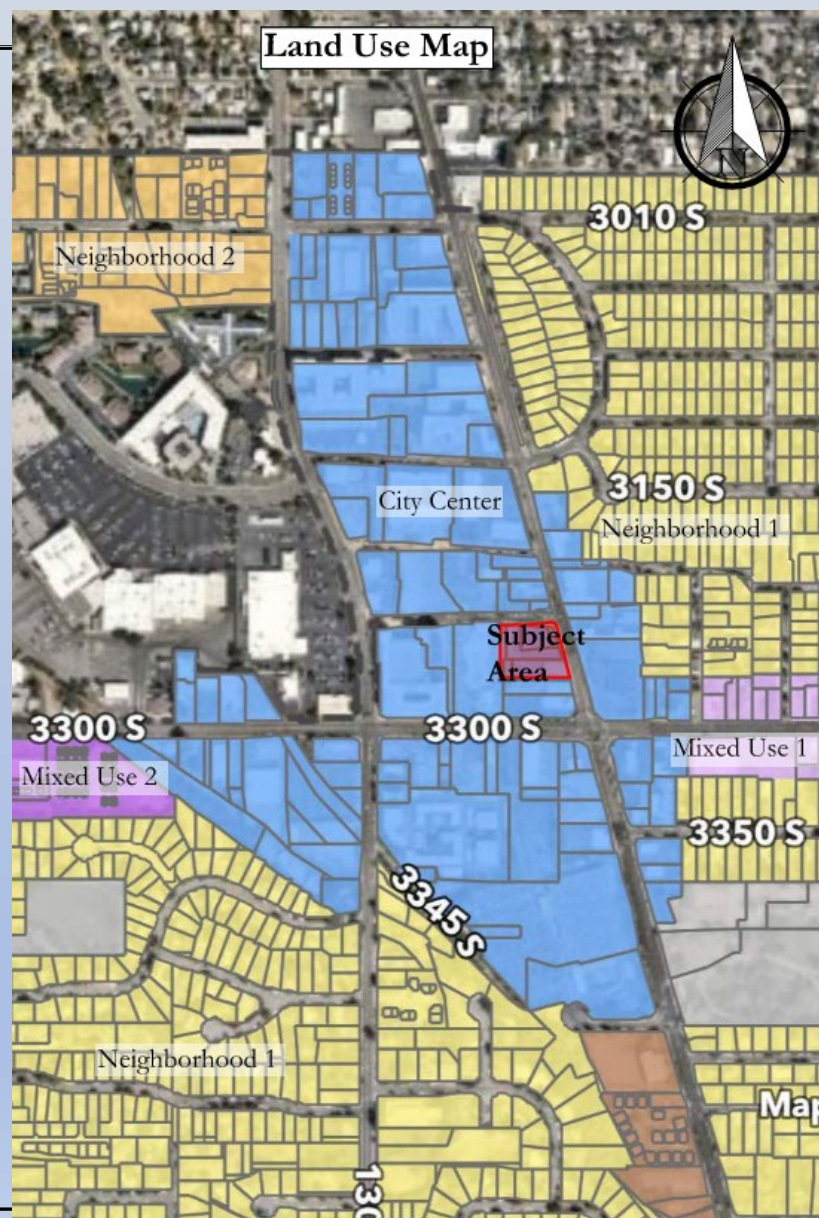
REZONE & DEVELOPMENT AGREEMENT

FILE# ZM-25-003

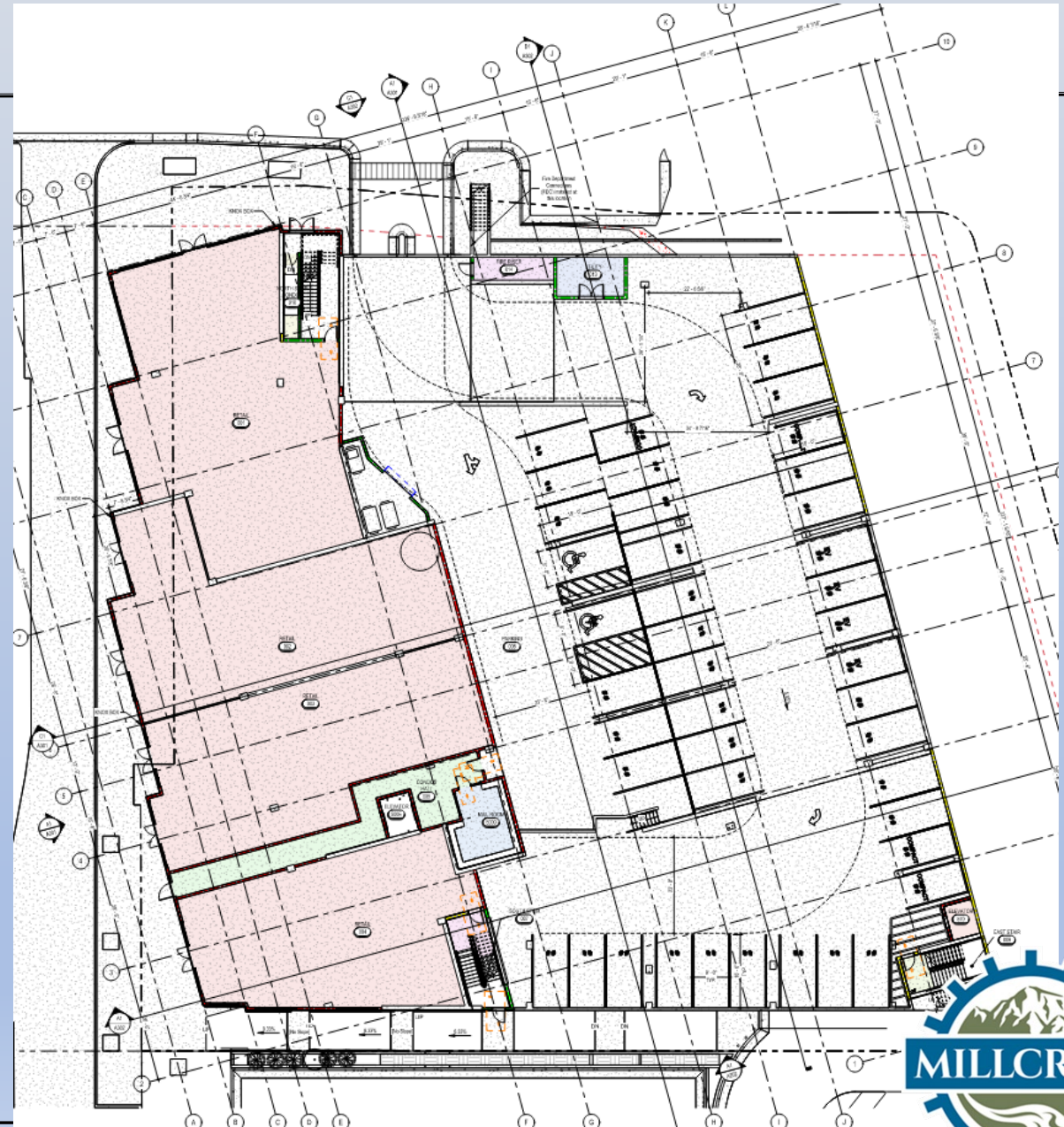
3232 SOUTH HIGHLAND DRIVE

APPLICANTS: MILLCREEK STAFF, PEG DEV, & ENSIGN DESIGN

PREPARED BY: BRAD SANDERSON









The Fine Art Inn

BOOKSTORE

COFFEE

RESTAURANT

Callen's





The Fine Art Inn

BOOKSTORE

COFFEE

RESTAURANT





DEVELOPMENT AGREEMENT - TERMS:

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 the completion 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.



DEVELOPMENT AGREEMENT – TERMS ~ CONTINUED ~

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 depicted 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.



DEVELOPMENT AGREEMENT TERMS & EXCEPTIONS:

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.

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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.



PUBLIC OUTREACH AND RECCOMENDATIONS:

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.

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.**



MOTION READY:

I MOVE THAT THE CITY COUNCIL APPROVE APPLICATION FILE #ZM-25-003 AS FOLLOWS:

1. REMOVE ALL EXISTING ZONE CONDITIONS ON
2. REZONE PROPERTY FROM THE COMMERCIAL (C) ZONE AND CITY CENTER OVERLAY ZONE (CCOZ) TO THE COMMERCIAL (C) AND CITY CENTER OVERLAY ZONE – DEVELOPMENT AGREEMENT (CCOZ-DA) SUBJECT TO,
3. A DEVELOPMENT AGREEMENT AS PRESENTED AND COMPLETED BY THE CITY ATTORNEY



THANK YOU





FY 2026-27 Budget-in-Brief

Millcreek's budget reflects the goals developed by City Council. The budget serves not only as a financial plan and management tool, but also as a means for accountability.

STRATEGIC PLAN OBJECTIVES

Great Connections - Millcreek strives to offer a range of pedestrian, bicycle, transit, and vehicle transportation choices through a cohesive network of safe and reliable streets and trails that connect all residents to their destinations.

Outdoor Lifestyle - Millcreek is the gateway to recreation with opportunities from the Wasatch Mountains to the Jordan River, including majestic views of the mountains, expansive parks, accessible trails, creeks, and open spaces.

Enhanced Culture - Millcreek embraces the cultural and demographic diversity of its residents and businesses, and supports and promotes a variety of arts, cultures, and education opportunities as essential parts of an engaged community and life-long learning.

Vibrant Gathering Places - Millcreek's centers are the heart of community activity characterized by walkability, unique spaces, commercial areas, and character compatible with Millcreek neighborhoods.

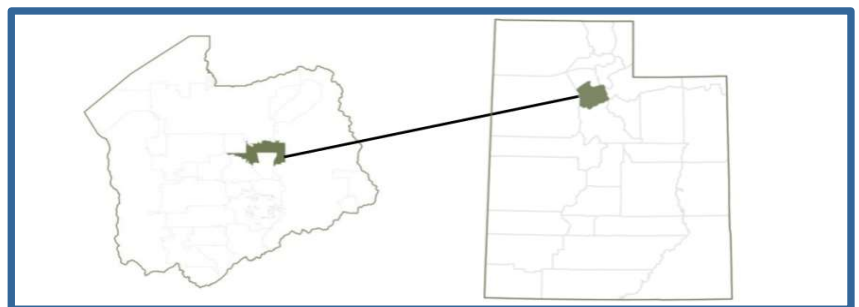
Thriving Economy - Millcreek's economic diversity thrives by being inviting, supporting local businesses, attracting an innovative and adaptive workforce, investing in amenities that promote a better quality of life, and encouraging a range of business sizes and types.

Health & Environment - Millcreek supports environmental and human health by establishing and protecting open spaces; protecting healthy fish and wildlife habitats; providing active transportation options; improving local water and air quality; improving access to nutritious foods; and other sustainable practices.

Unique Neighborhoods - Millcreek is a City of attractive, proud, stable, unique, and emerging neighborhoods that offer a variety of home types, vibrant gathering areas, and access to quality community amenities.

Engaged Community - Millcreek seeks community engagement through communication and transparency to achieve long-term sustainable outcomes, processes, and relationships.

Fiscally Responsible Government - Millcreek supports a fiscally responsible government through compliance with the Utah Fiscal Procedures Act along with a transparent budget process, conservative spending, and meticulous debt management.



QUICK FACTS ABOUT MILLCREEK

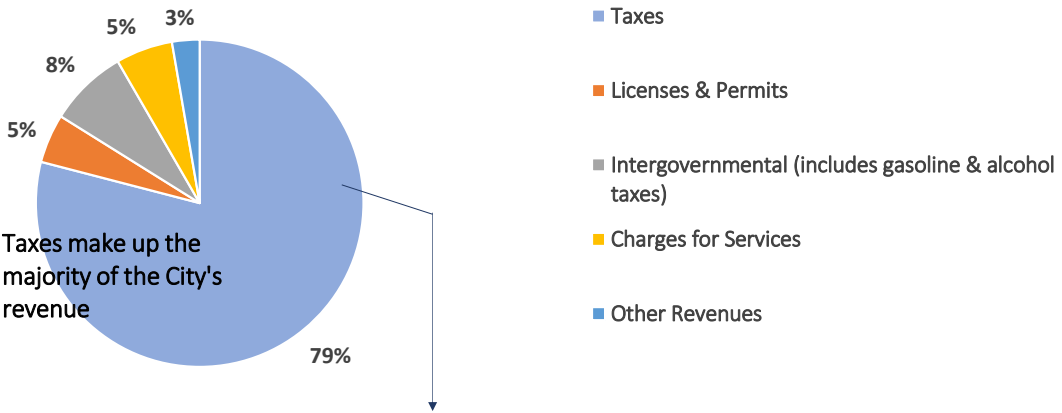
First inhabitants to call Millcreek home were the Goshute, Ute, and Shoshone Tribes

First pioneer settlements	1847	Elected Official	District	Position
Date incorporated as a city	12/28/2016	Cheri Jackson	At large	Mayor
2021 estimated population*	63,926	Silvia Catten	1	Council Member
Total area	12.77 sq mi	Thom DeSirant	2	Council Member
Mascot	Milo the Moose	Nicole Handy	3	Council Member
Historic symbol	Millwheel	Bev Uipi	4	Council Member

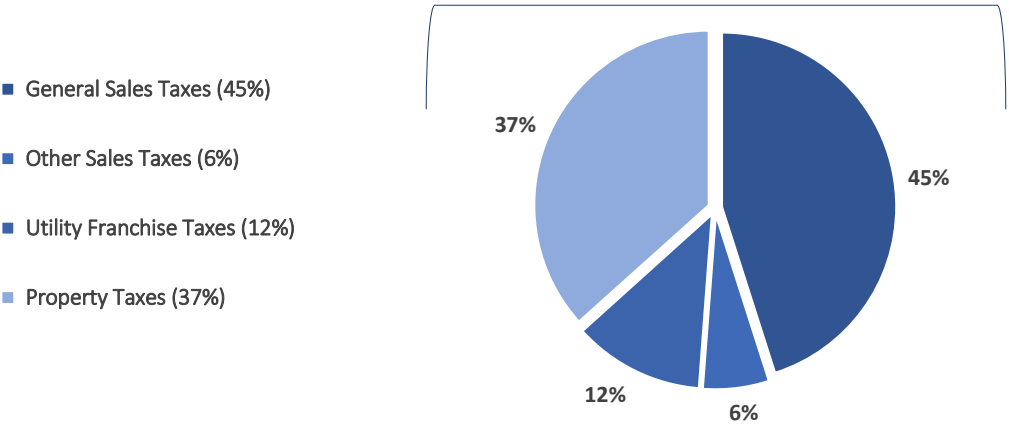
*U.S. Census Bureau QuickFacts: Utah

The **General Fund** is Millcreek's main operating fund. It includes revenues from taxes, licenses & permits, intergovernmental revenues, charges for services, and other forms of revenue that are used to provide essential municipal services to Millcreek residents and businesses.

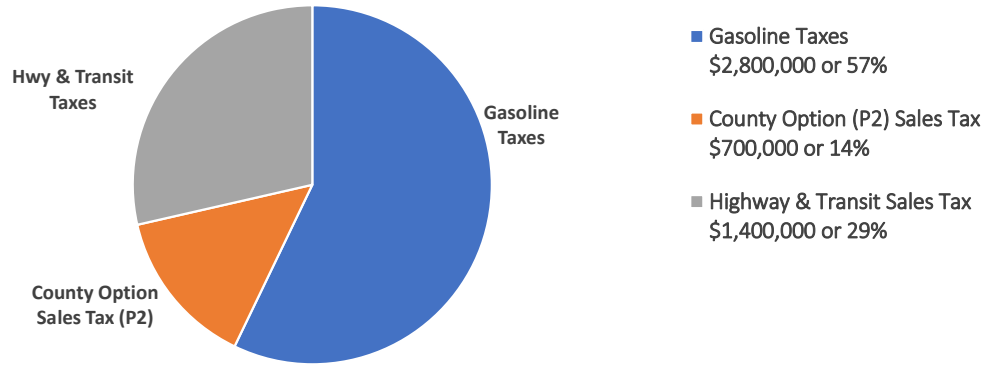
FY2026-27 GENERAL FUND REVENUES by SOURCE CATEGORY



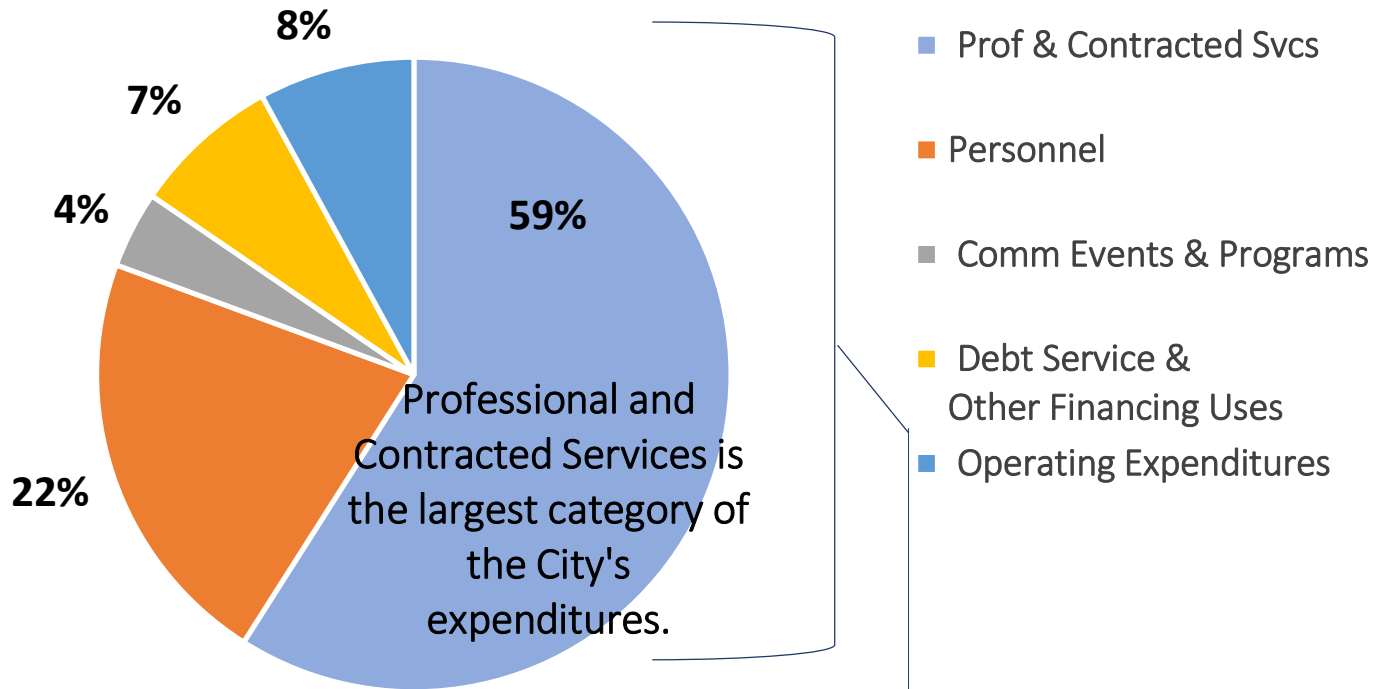
REVENUE FROM TAXES



TAXES & INTERGOVERNMENTAL REVENUE FOR ROADS MAINT = TOTAL \$4,900,000

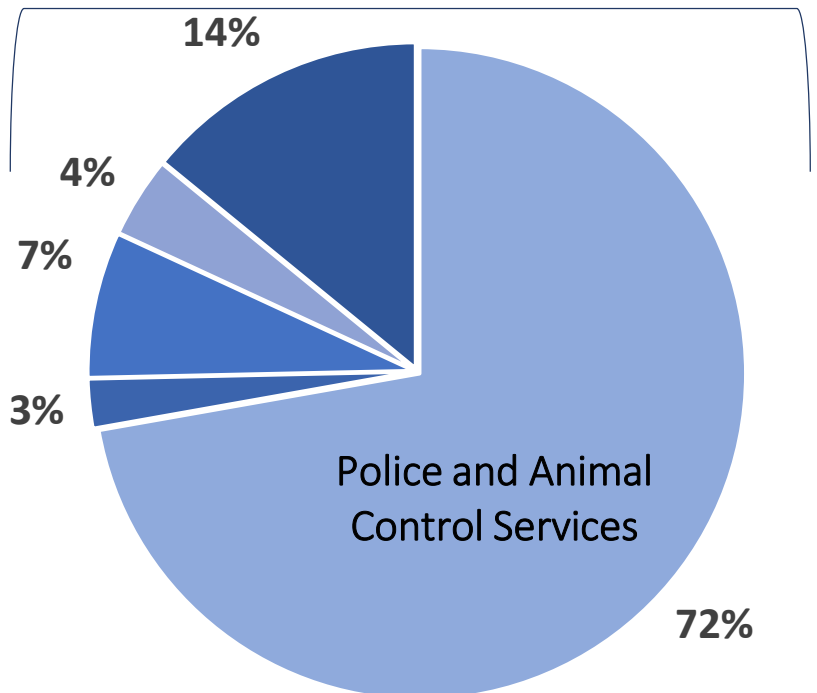


FY2026-27 GENERAL FUND EXPENDITURES



FY2026-27 PROFESSIONAL AND CONTRACT SERVICES

- Police & Animal Services (72%)
- Legal & Justice Court (3%)
- Public Works (7%)
- Administration (4%)
- Comm Events & Recreation (14%)



The FY2026-27 budget includes many capital projects that support the City's Strategic Plan Initiatives by:

- ◆ Improving roadway conditions
- ◆ Increasing recreational and cultural opportunities
- ◆ Enhancing the character of the City's unique commercial areas and neighborhoods
- ◆ Protecting open space and providing for active transportation
- ◆ Providing aesthetically pleasing places that promote community engagement
- ◆ Providing a transparent budget and spending public funds in a conservative and responsible manner

FY2026-27 CAPITAL PROJECTS

FY27 General Capital Projects

- 2300 E Round-about design
- 3300 S to Lorraine Dr
- Sidewalk projects - various locations
 - Birch Drive / 2700 E
 - 700 E
 - Morrisee SW
- Active Transportation
 - Parley's bike connection
 - Wasatch Blvd
- City Center Plaza & Parking Structure
- Millcreek Common Phase II
- Millcreek Common East



CITY CENTER PLAZA FUNDING SOURCES

These are multi-year projects. The list of funding sources is anticipated over the life of the project(s).

Parking Structure

\$	3,610,325	2021 ARPA - Federal Stimulus Funds
	889,675	2022 ARPA - Federal Stimulus Funds
	2,500,000	State Redevelopment Grant
	4,700,000	General Fund / Cap Proj Fund
\$	11,700,000	Estimated Project Costs



Millcreek Common - Phase II

\$	2,500,000	Coronavirus - Fed SLFRF Grant
	2,500,000	Fed Land & Water Conservation Grant (Nat'l Parks Service)
	825,000	Parks Impact Fees
	116,500	Woodland Ave Tax Increment
	2,000,000	Anticipated TRCC Grant
	750,000	Anticipated UORG Grant
\$	8,691,500	Sub-total
	3,694,500	General Fund / Cap Proj Fund
\$	12,386,000	Estimated Project Costs

FUNDING SOURCES FOR ROAD MAINTENANCE

Utah state fuel taxes are collected at the pump and distributed to counties and cities to help fund road maintenance and construction. Millcreek contracts with Salt Lake County Public Works for road maintenance. Fuel tax covers approximately 50% of Millcreek's road maintenance contract with SL County. Designated Sales tax dollars pay for the remainder of the road maintenance contract. All funding for major transportation projects comes from various sources. **Millcreek aggressively pursues Federal, State, and Regional grant funding for transportation projects.** Federal funding for Millcreek transportation projects are typically directed by UDOT through the Wasatch Front Regional Council (WFRC). Since funding for these Federal, State, and Regional Grant projects, which greatly benefit Millcreek residents and businesses, are managed by UDOT, neither the revenue source(s) nor the expenditure(s) are part of the City's budget.

MILLCREEK'S ROAD ASSET MANAGEMENT PHILOSOPHY / RESOURCES:

- ◆ Perform preventative maintenance to extend the useful life of road surfaces in the most cost-effective manner - Roads in good condition cost less to maintain
- ◆ Maintenance on high volume Collector Roads, like 3900 South and Highland Drive, is of highest priority
- ◆ Approximately \$500K is budgeted for routine pavement preservation in SL County road maintenance contract, which includes overlays, micro-surfacing, slurry seal, etc.
- ◆ Aggressively apply for Federal, State, and Regional grants
- ◆ Proposed Pavement Preservation Map posted online

- <https://storymaps.arcgis.com/stories/a22ce87031004dce8ecfcb6d1ca6eed9>

FY27 TRANSPORTATION PROJECTS BUDGET BY FUNDING SOURCE

Federal	State	County	City	Project
◆			\$150 K	2300 E round-about design only
◆			\$200 K	1300 East Sidewalk 3300 S to Lorraine Dr
◆	\$1.17 M		\$215 K	Birch Drive Sidewalk
◆	\$400 K		\$135 K	700 East Sidewalk
◆		\$881K		Morrissey Sidewalk

Projects listed above will be in various stages of completion in FY2026-27

FY27 PUBLIC SPACES BUDGET BY FUNDING SOURCE

	Federal	State	County	City	Project
◆				\$ 10 K	Parking Structure Level 6 - canopy
◆				\$395 K	City Hall public mkt / office buildout
◆		\$1.0 M	\$1.5 M	\$ 3.5 M	Millcreek Common Phase II
	Series				
	2025	Sale of	CRA	Millcreek	Project
	Bond	Land	Housing	Gen Fund	
◆	\$17.7 M	\$4.4 M	\$1.5M	\$0.00	Millcreek Common East

STORMWATER MANAGEMENT

Stormwater run-off is a result of snow, rain, and sleet that goes directly to our local storm drain system and waterways. Stormwater management plays a critical role in the maintenance of healthy streams, lakes, and aquatic life. These waterways provide aesthetic beauty, recreational opportunities, and wildlife habitats that improve the overall quality of our lives.

Millcreek's Stormwater Management Plan addresses the following control measures:

- ◆ Public education and outreach on stormwater impacts
- ◆ Public involvement and participation
- ◆ Illegal discharge detection and elimination
- ◆ Construction site Stormwater Runoff Control
- ◆ Long-term stormwater management in new development and redevelopment
- ◆ Pollution prevention and good housekeeping for municipal operations

STORMWATER CAPITAL IMPROVEMENTS PLAN

Projected FY2026	YR1 FY2027	YR2 FY2028	YR3 FY2029	Project Description
380,000	600,000			Neff's Canyon Debris Basin
60,000				Small Projects
193,178	200,000	200,000	200,000	Emergency System Repairs
1,000,000				2000 E - Phase II
716,725				Orchard Drive
540,277				Astro Way
	1,000,000			Central Ave (Main to Trax)
	800,000	2,500,000	2,500,000	Other Capital Stormdrain System Projects
	700,000			Scott Avenue (700 E to 900 E)
	500,000			Gordon Avenue
10,000	10,000			Equipment
2,900,180	3,810,000	2,700,000	2,700,000	

DID YOU KNOW...

Street sweeping is a stormwater maintenance function?

It's true! Regular street sweeping reduces the amount of pollutants that get washed into the storm drains and ultimately discharge to lakes, rivers, and wetlands.

Stormwater management helps the survival rate of endangered species?

It's true! Polluted runoff is the leading source of impairment to streams, lakes, wetlands, and groundwater. Stormwater management techniques help to reduce the damaging impacts of runoff and flooding. Flooding not only threatens property and safety of our residents but can cause streambanks to rapidly erode.

Stormwater management accomplishes two things:

- 1) Slow the release of stormwater runoff to streams and rivers, and
- 2) Ensure runoff water does not degrade surface water quality.





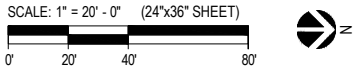
LIBERTY COVE



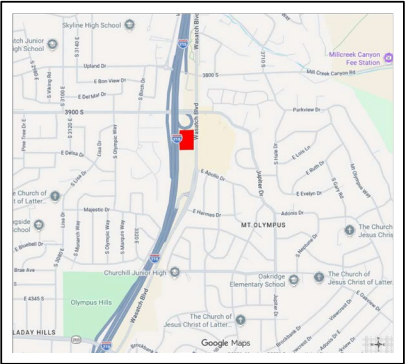
SITE PLAN

LIBERTY COVE





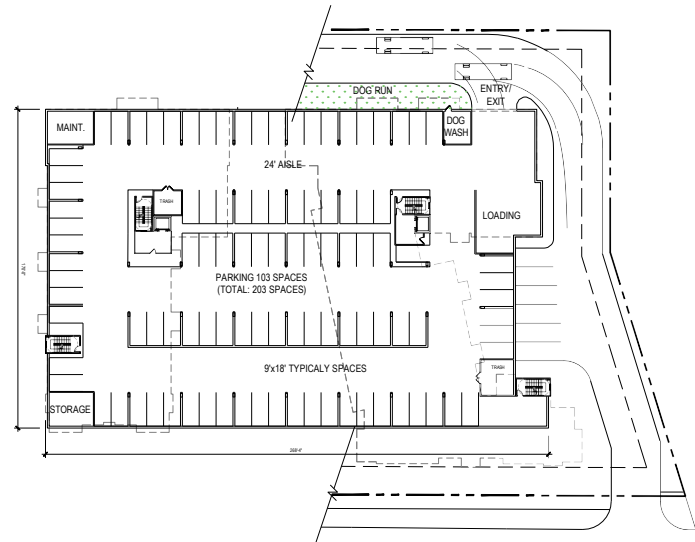
LIBERTY COVE							COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE								3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	657	7	7	10%	4,599	31%	
A2	1br/1ba	738	14	14	21%	10,332		
B0	2br/2ba	920	9	18	13%	8,280		
B1	2br/2ba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



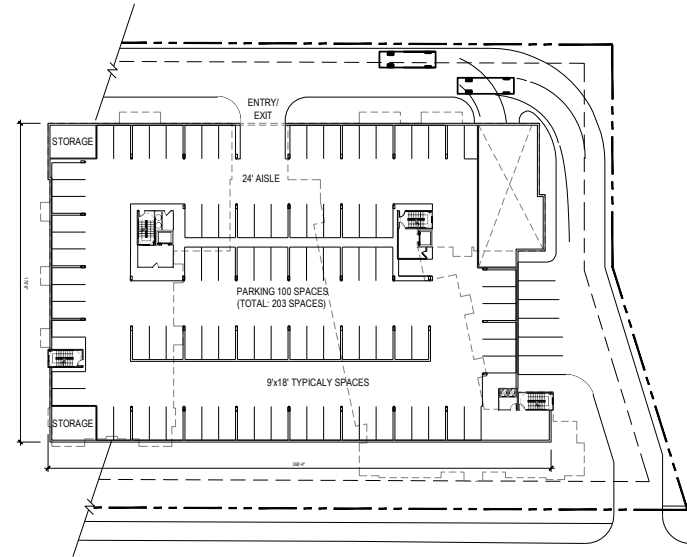
VICINITY MAP

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.

5355 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9606 | www.humphreys.com

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

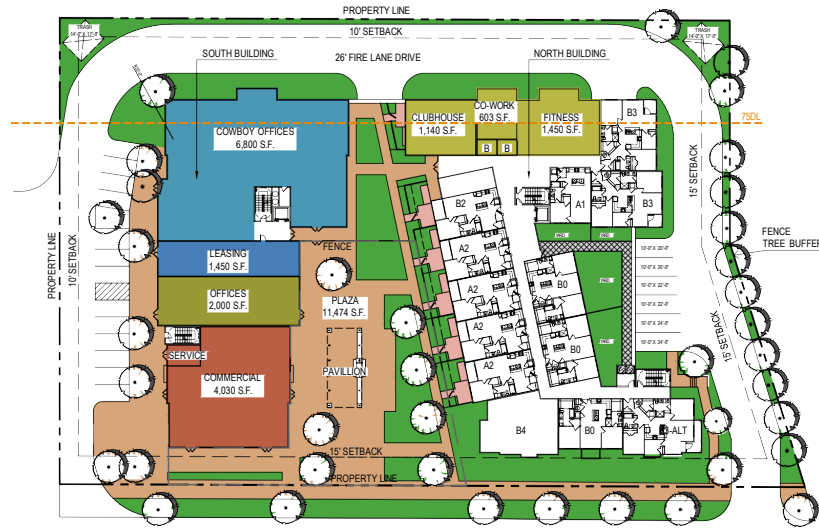
ISSUE
SD SET

SHEET DESCRIPTION
BASEMENT 1 & 2

JOB NUMBER
25120

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

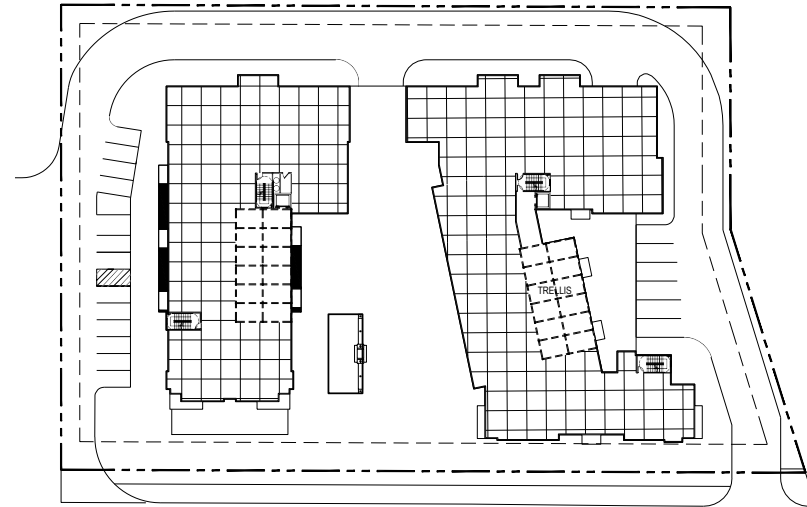
SHEET
A410



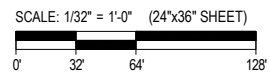
1ST. FLOOR



2ND. & 3 RD. FLOOR



ROOF LEVEL



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5330 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9638 | www.humphreys.com

CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

SHEET DESCRIPTION
FLOOR PLANS

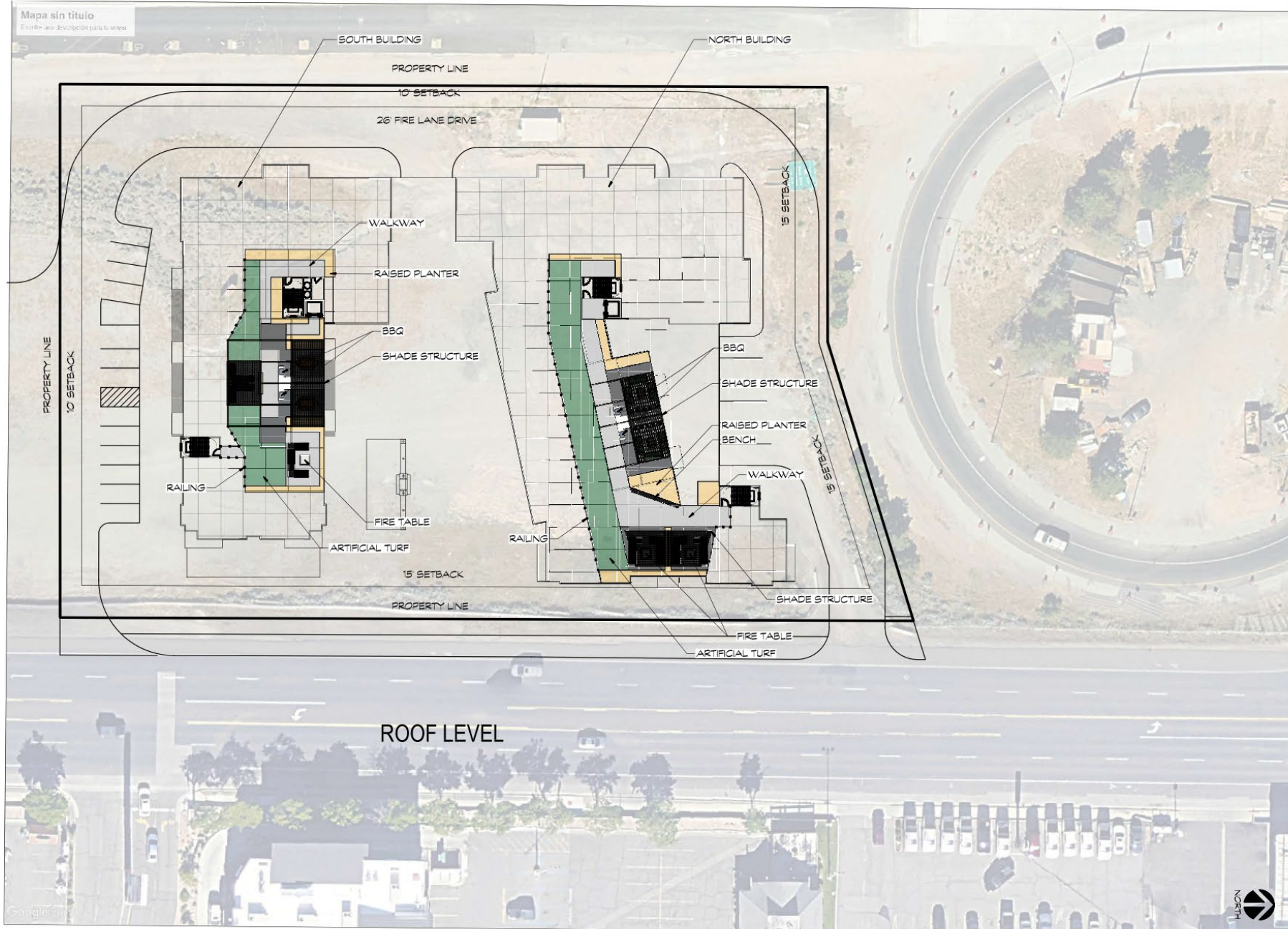
JOB NUMBER
25120

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



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



SITE PLAN COMPOSITION

THE SITE PLAN INCLUDES 4,000 SQUARE FEET OF RESTAURANT/RETAIL SPACE. THE FINANCIAL SUCCESS OF THIS DEVELOPMENT WILL DEPEND ON THE RENTAL INCOME FROM THAT SPACE FROM THE MOMENT CONSTRUCTION IS COMPLETED. THIS MEANS WE DEPEND ON THIS INCOME TO PAY THE MORTGAGE.

WE BELIEVE A RESTAURANT USER WOULD PROVIDE THE LARGEST BENEFIT TO NOT ON THE NEIGHBORHOOD, BUT ALSO OUR RESIDENTS. AS SUCH WE WILL ACTIVELY WORK TO SECURE A RESTAURANT USER.

IF AFTER 12 MONTHS FROM PERMIT WE HAVE NOT BEEN ABLE TO SECURE A RESTAURANT USER, WE REQUEST PERMISSION TO EXPAND OUR SEARCH TO INCLUDE OTHER VIABLE RETAIL USERS OF THE SPACE IN ORDER TO MAKE THE DEVELOPMENT FINANCIALLY FEASIBLE. VACANT SPACE IS NOT BENEFICIAL TO US OR THE CITY.

LIBERTY COVE



SIGNAGE LOCATIONS

LIBERTY COVE



SIGNAGE LIGHTING

HIGHLY VISIBLE SIGNAGE WILL HAVE A DIRECT IMPACT ON THE SUCCESS OF ANY RESTAURANT/RETAILER IN THE SPACE AND WILL BE A NECESSARY COMPONENT OF THE DEVELOPMENT.

NEVERTHELESS, WE ARE PROPOSING A SIGN LIGHTING PACKAGE FAR MORE SUBDUED THAN THAT OF THE PORSCHE DEALERSHIP. WE'LL UTILIZE LOW LUMEN HALO LIT SIGNS. YES THEY WILL INTENTIONALLY BE VISIBLE FROM I-215, BUT THEY WON'T BE BRIGHT ENOUGH TO INTRUDE ON RESIDENTIAL NEIGHBOR'S WINDOWS.

LIBERTY COVE





SIGNAGE



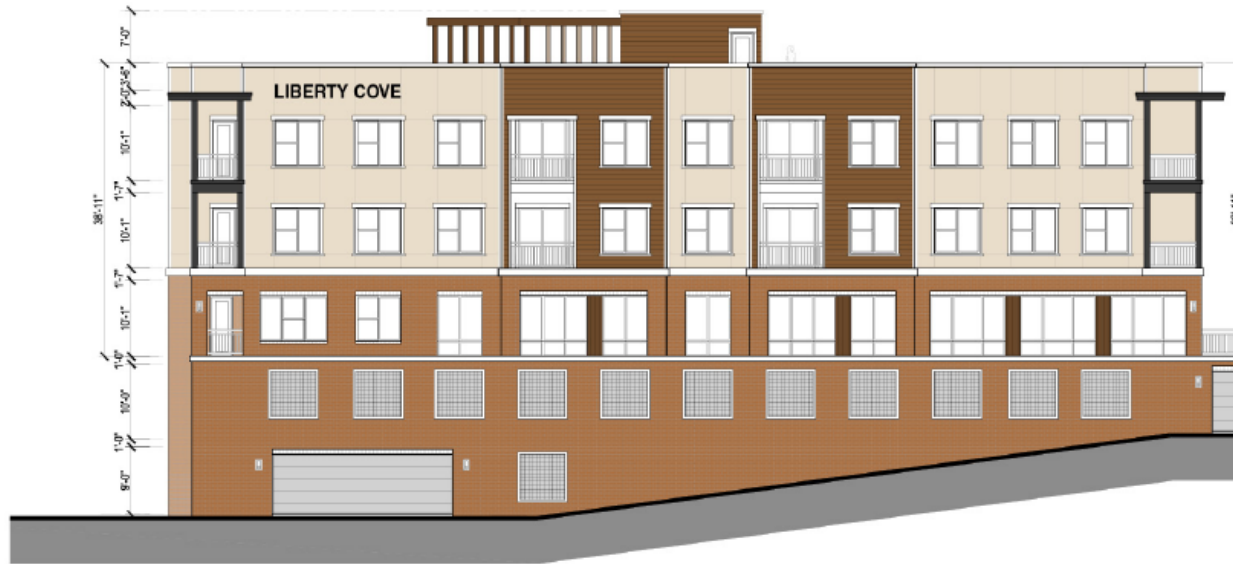


- S1** "LIBERTY COVE" CHANNEL LETTERS
- S2** "COWBOY PARTNERS" FRONT/HALO LETTERS
- S3** "TENANT" CHANNEL LETTERS
- S4** "TENANT" LETTERS ON CANOPIES
- S5** FRONT/HALO LETTERS "LIBERTY COVE"
- S6** "TENANT" LETTERS ON CANOPY
- S7** D/F ILLUMUMINATED BLADE SIGN
- S8** "LIBERTY COVE" CHANNEL LETTERS
- M1** MONUMENT FRONT LIT CHANNEL LETTERS
- M2** MONUMENT CHANNEL LETTERS ON BEAMS

LIBERTY COVE



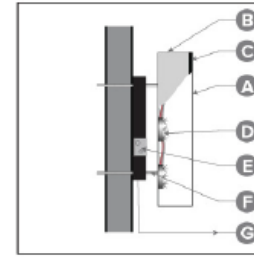
NORTH BLDG.



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

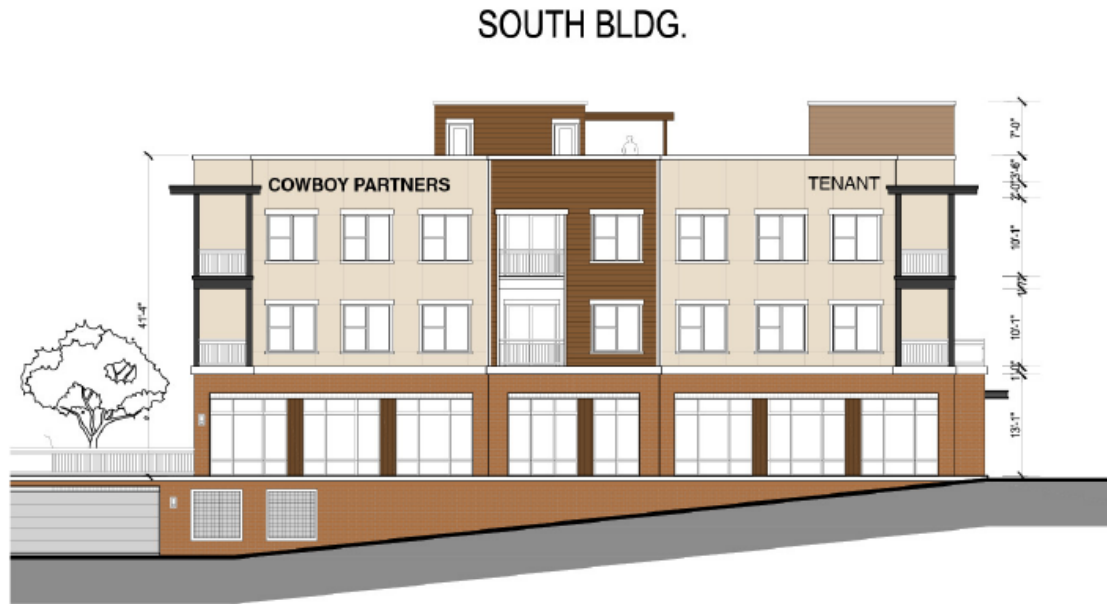
- MOUNT TO FASCIA ABOVE WINDOWS

COLOR SCHEDULE

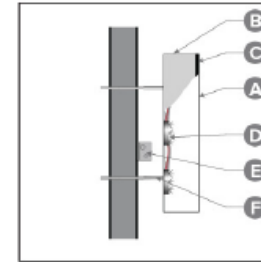
- [V1] BLACK PERFORATED
- [C1] BLACK
- [P1] TBD

LIBERTY COVE





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

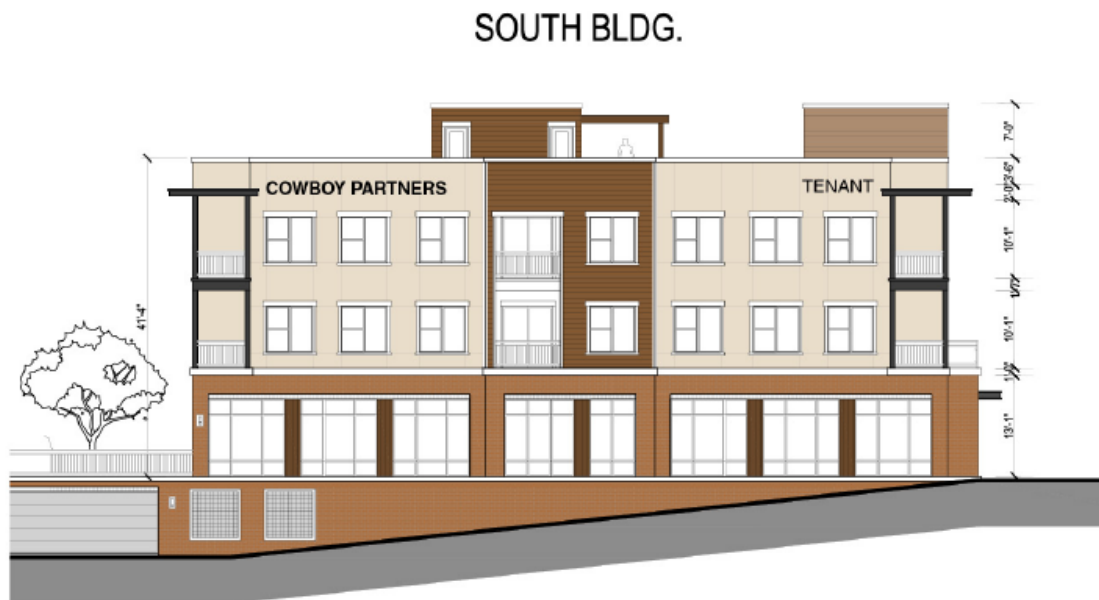
- [V1] BLACK PERFORATED
- [C1] BLACK

280.42"

20" **COWBOY PARTNERS**

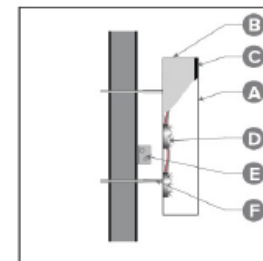
LIBERTY COVE





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

LIBERTY COVE





SOUTH BLDG. - SOUTH ELEVATION

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

210.315"
15" **COWBOY PARTNERS**
172.731"
15" **LEASING OFFICE**

74.729"
15" **OFFICE**
82.955"
15" **TENANT**

LIBERTY COVE

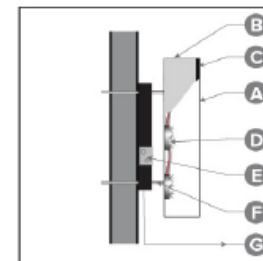




SOUTH BLDG. - SOUTH ELEVATION

20" **LIBERTY COVE** 10"

200.503"



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

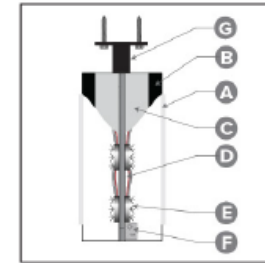
- MOUNT TO FASCIA ABOVE WINDOWS

COLOR SCHEDULE

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

LIBERTY COVE





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 ATTACHED WITH 4" HORIZONTAL SUPPORT
POSTS WITH 6" PLATES

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE



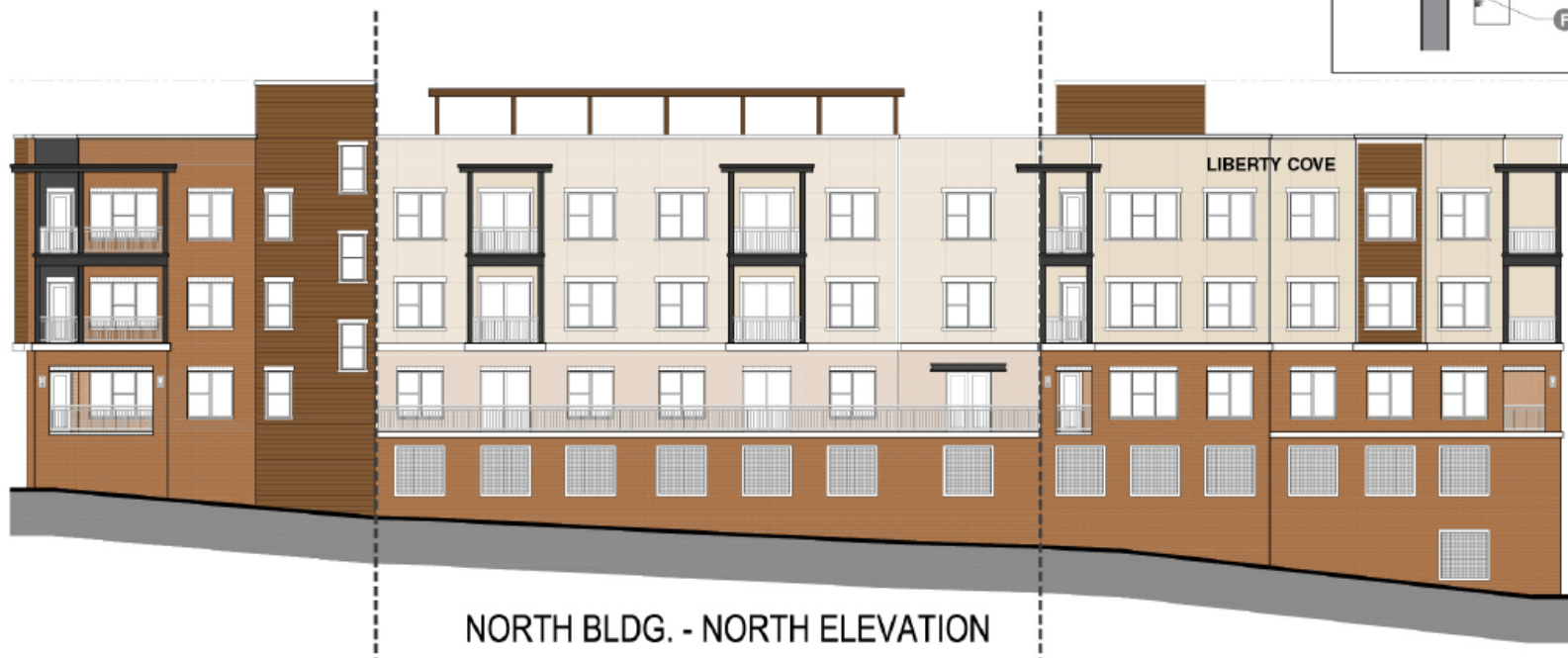
SOUTH BLDG. - SOUTH ELEVATION

COLOR SCHEDULE

■ (C1) BLACK

LIBERTY COVE





NORTH BLDG. - NORTH ELEVATION

20" **LIBERTY COVE**
200.504"

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

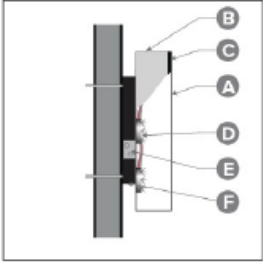
LIBERTY COVE





SOUTH BLDG. - EAST ELEVATION

15" **TENANT** 6"
82.955"



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

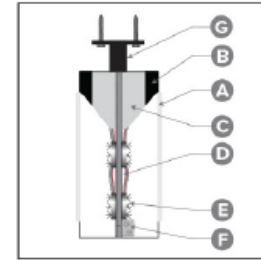
- MOUNT TO TOP OF CANOPY,
RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

COLOR SCHEDULE

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

LIBERTY COVE





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 ATTACHED WITH 4" HORIZONTAL SUPPORT
POSTS WITH 6" PLATES

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE

COLOR SCHEDULE

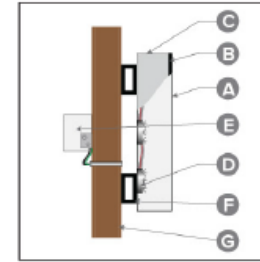
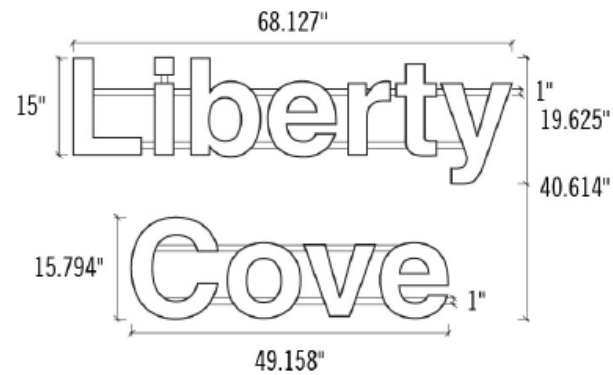
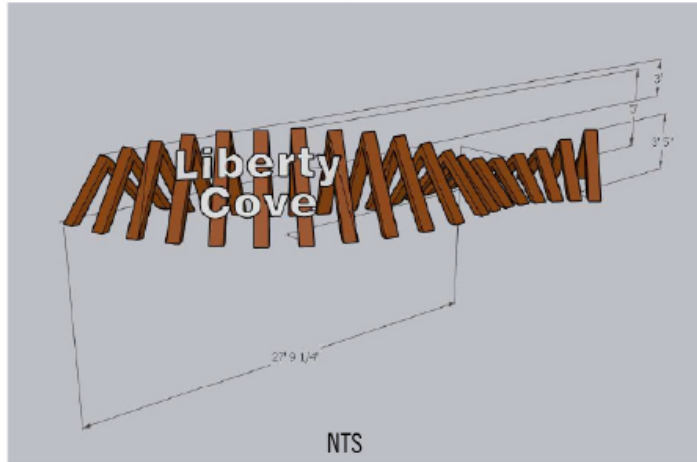
■ [C1] BLACK



SOUTH BLDG. - NORTH ELEVATION

LIBERTY COVE





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)
- G BEAMS (BEAMS PROVIDED BY GC)

INSTALLATION

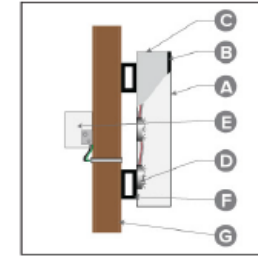
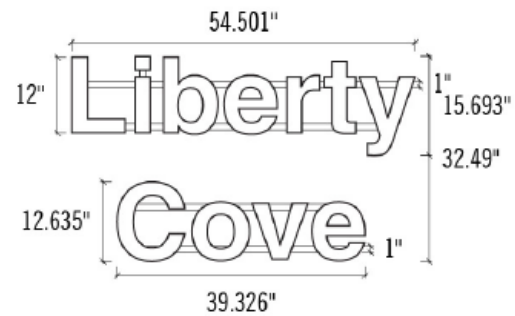
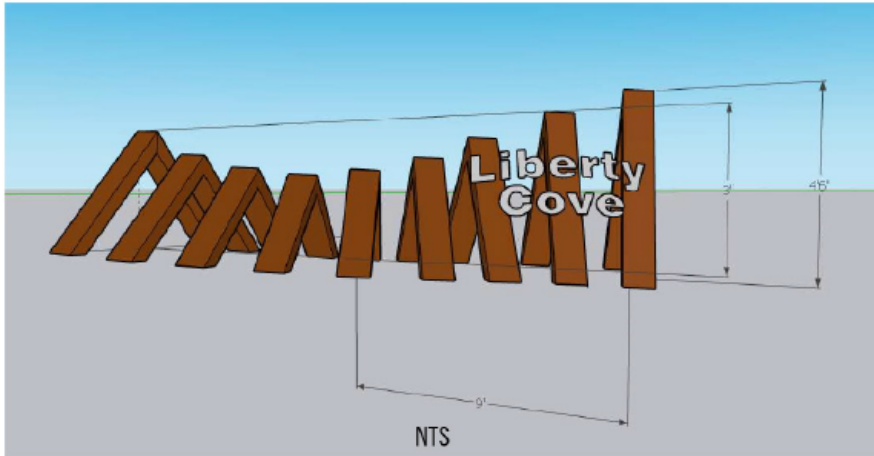
- MOUNT TO BEAMS SOUTH EAST CORNER OF SITE

COLOR SCHEDULE

■ [C1] BLACK

LIBERTY COVE





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)
- G BEAMS (BEAMS PROVIDED BY GC)

INSTALLATION

- MOUNT TO BEAMS NORTH EAST CORNER OF SITE

COLOR SCHEDULE

■ [C1] BLACK

LIBERTY COVE

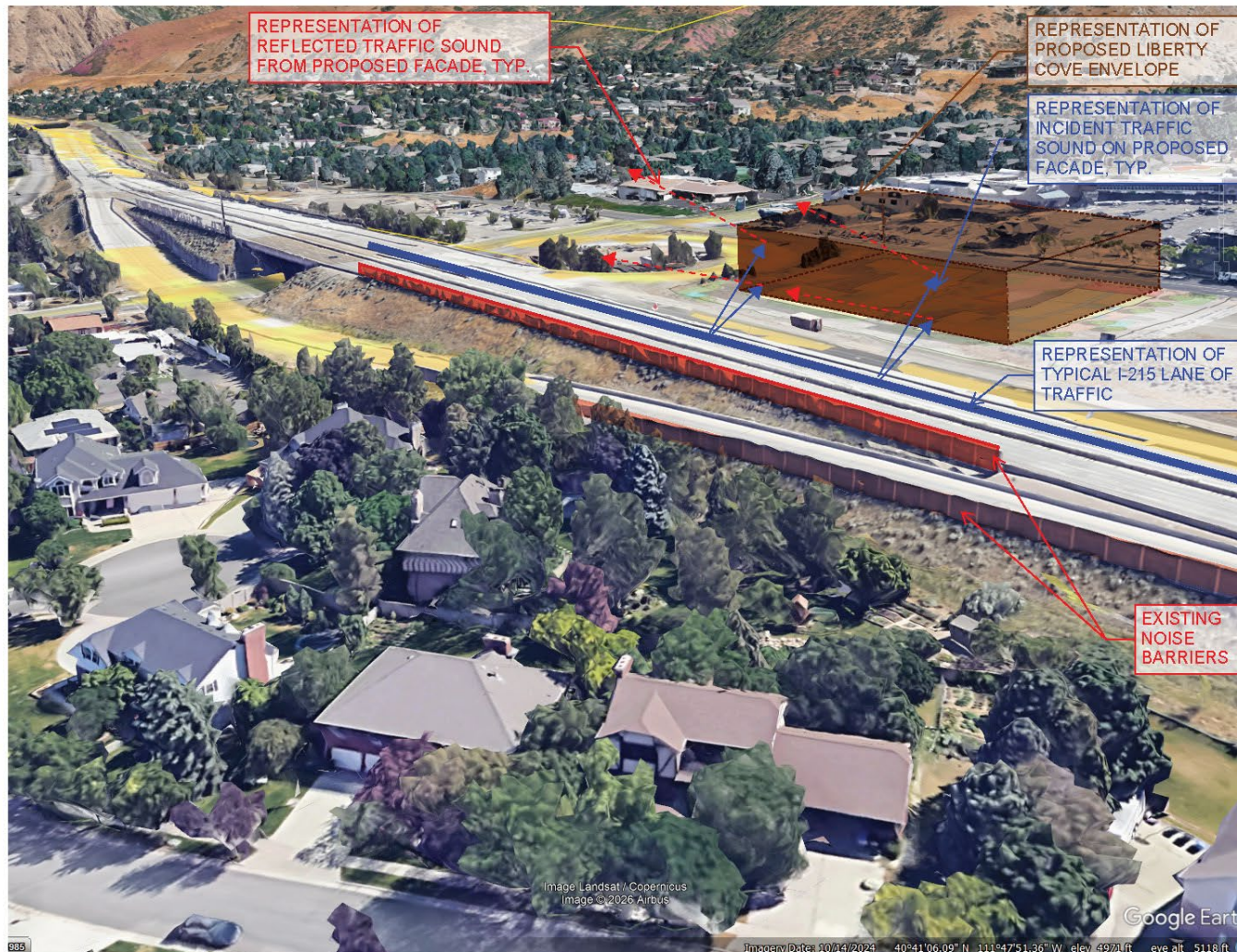


SOUND

A SOUND ENGINEER PROVIDED A QUICK STUDY/EXPLANATION DEMONSTRATING THE RESIDENTIAL NEIGHBORS TO THE WEST WILL NOT BE NEGATIVELY IMPACTED BY OUR PROPOSED DEVELOPMENT.

LIBERTY COVE





**REPRESENTATION OF I-215
TRAFFIC NOISE REFLECTION
FROM PROPOSED PROJECT,
BASED ON THE LAW OF
REFLECTION OF SOUND:**

"Sound reflects from a hard surface in the same manner that light reflects from a mirror. The law of reflection states that the angle of incidence is equal to the angle of reflection. This means that a sound wave hitting a barrier at a certain angle will bounce off the barrier at that same angle."

Source: Federal Highway Administration (FHWA). Highway Noise Barrier Design Handbook. U.S. Department of Transportation.

"When a sound wave encounters a rigid boundary larger than its wavelength, a major portion of the acoustic energy is directed away from the surface. Following the universal law of reflection, the angle of the reflected sound wave vector equals the angle of the incident wave vector, both measured relative to the surface normal"

Source: U.S. Environmental Protection Agency (EPA). Public Health and Welfare Criteria for Noise. Office of Noise Abatement and Control.

THE REPRESENTATION OF THIS SCENARIO IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT CONSIDER WEATHER, FACADE VARIATIONS OR OTHER FACTORS THAT MAY INFLUENCE SOUND PATHS. PLEASE CONTACT US IF THERE IS A NEED FOR A MORE COMPREHENSIVE NOISE IMPACT ANALYSIS.

Margot Dallinga, M. Eng., INCE
Sr. Acoustical Consultant



EXTERIOR MATERIALS

EXTERIOR MATERIALS WILL CONSIST OF NATURAL LOOKING BRICK WITHIN A SIMILAR FAMILY OF COLORS AS DEMONSTRATED IN THE FOLLOWING SLIDES. ADDITIONAL MATERIALS WILL INCLUDE HARDIE BOARD AND WOOD LOOK HARDIE BOARD. SOME STONE MATERIAL MAY BE USED IN ACCENT LOCATIONS, NOT AS A PRIMARY MATERIAL.

THE COLOR BOARDS THAT FOLLOW SHOULD INTERPRETED AS A FAMILY OF COLORS, NOT AS EXACT SPECIFICATIONS.

LIBERTY COVE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



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)



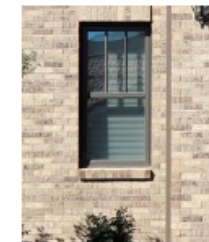
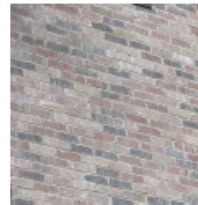
Eastern Mountain Ledge® - Palmetto Blend
OR:
CORONADO STONE
(ACCENT ONLY)



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



King 3 x 3 x 10



SCALE: 1" = 10' - 0" (24"x36" SHEET)
0' 10' 20' 40'

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



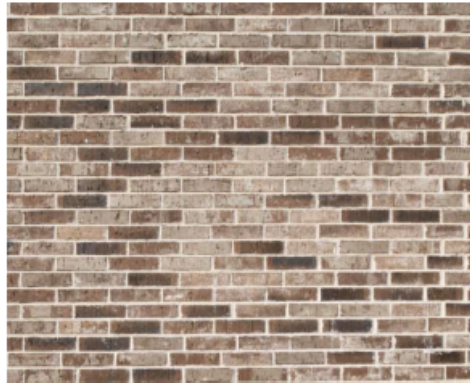
MATERIAL CALCULATION:

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

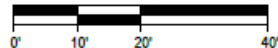
OR:
ACCENT
SW 7640

SW 7069

SW 7048
Urbane Bronze

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



LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





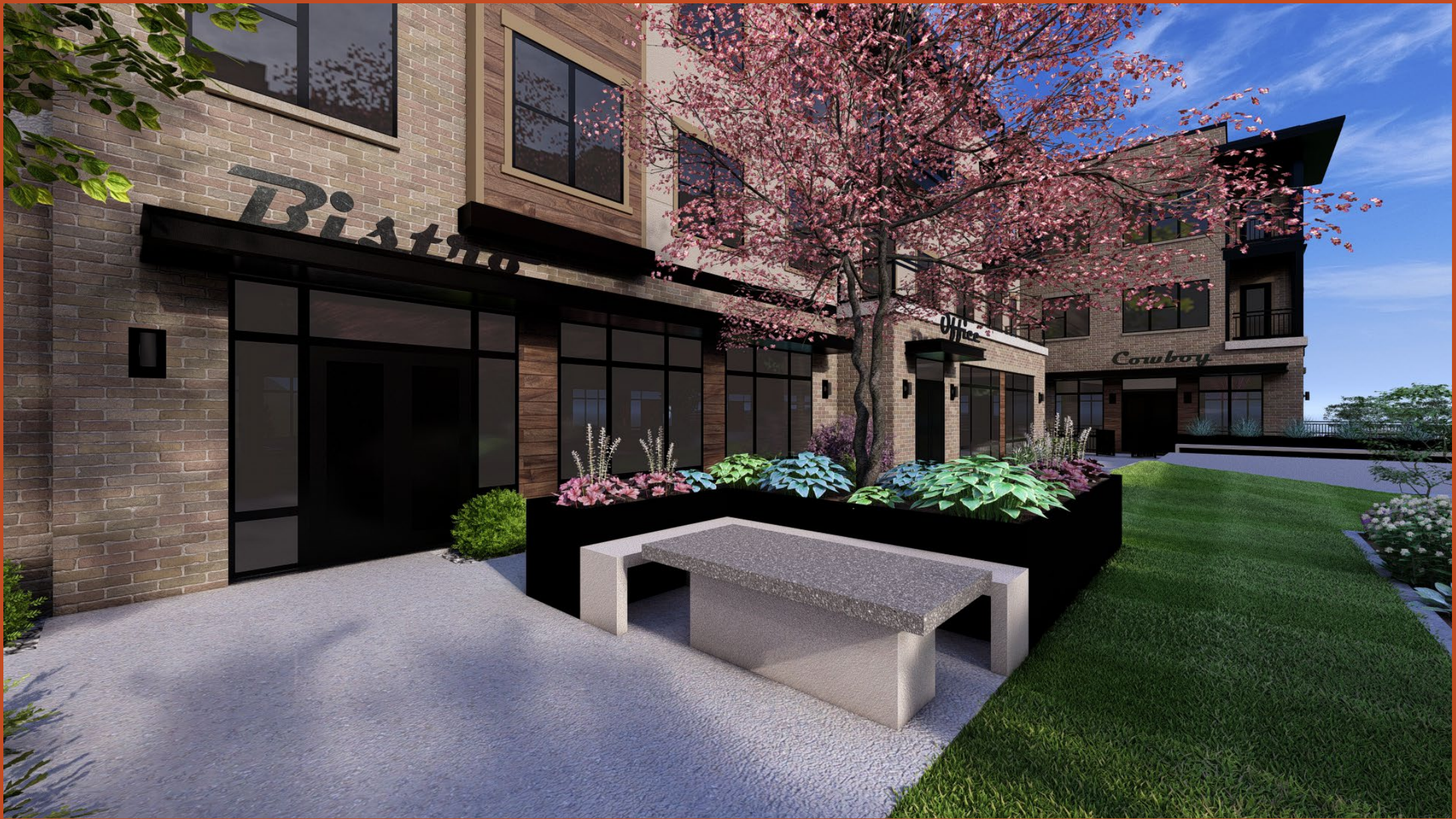
LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE



VISUAL IMPACT

THE FOLLOWING SLIDE DEMONSTRATES OUR PROPOSED ROOFLINE WILL VISUALLY SIT LOWER THAN THE MACEY'S GROCERY STORE THUS NOT IMPACTED RESIDENTIAL NEIGHBORS TO THE EAST.

IN ADDITION, OUR PROPOSED APARTMENTS AND ROOF DECK ARE SITUATED SUCH THAT THERE IS VERY LIMITED VIEWS TO THE RESIDENTIAL NEIGHBORS TO THE WEST OF I-215 AS DEMONSTRATED IN THE FOLLOWING SLIDES.

LIBERTY COVE





SITE AERIAL MAP (NOT TO SCALE)

ELEV. 5025' (TOP OF MACEYS)

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - MACEYS + PROJECT SITE

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

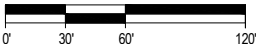
PROJECT SITE

WASATCH BLVD.

AURA CIRCLE CUL DE SAC, ELEV. 4935'

SITE SECTION - AURA CIRCLE + PROJECT SITE

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



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





QUESTIONS



Zoning Code Text Amendments

ZT-26-001 Millcreek Planning Staff

Scope

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

Recommendations

The Millcreek Planning Commission held a public hearing on Wednesday, April 16, 2026. The Planning Commission **unanimously recommended approval at their meeting on Wednesday, May 13, 2026.**

The Millcreek Community Council recommended continuations due to the volume of information in the application. The Council has asked for Planning Staff to address the application at their June meeting. At the June meeting, they recommended approval. No letter is attached.

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

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

CCOZ Outdoor Dining

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

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



Small Lot Reform

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

Small Lot Reform

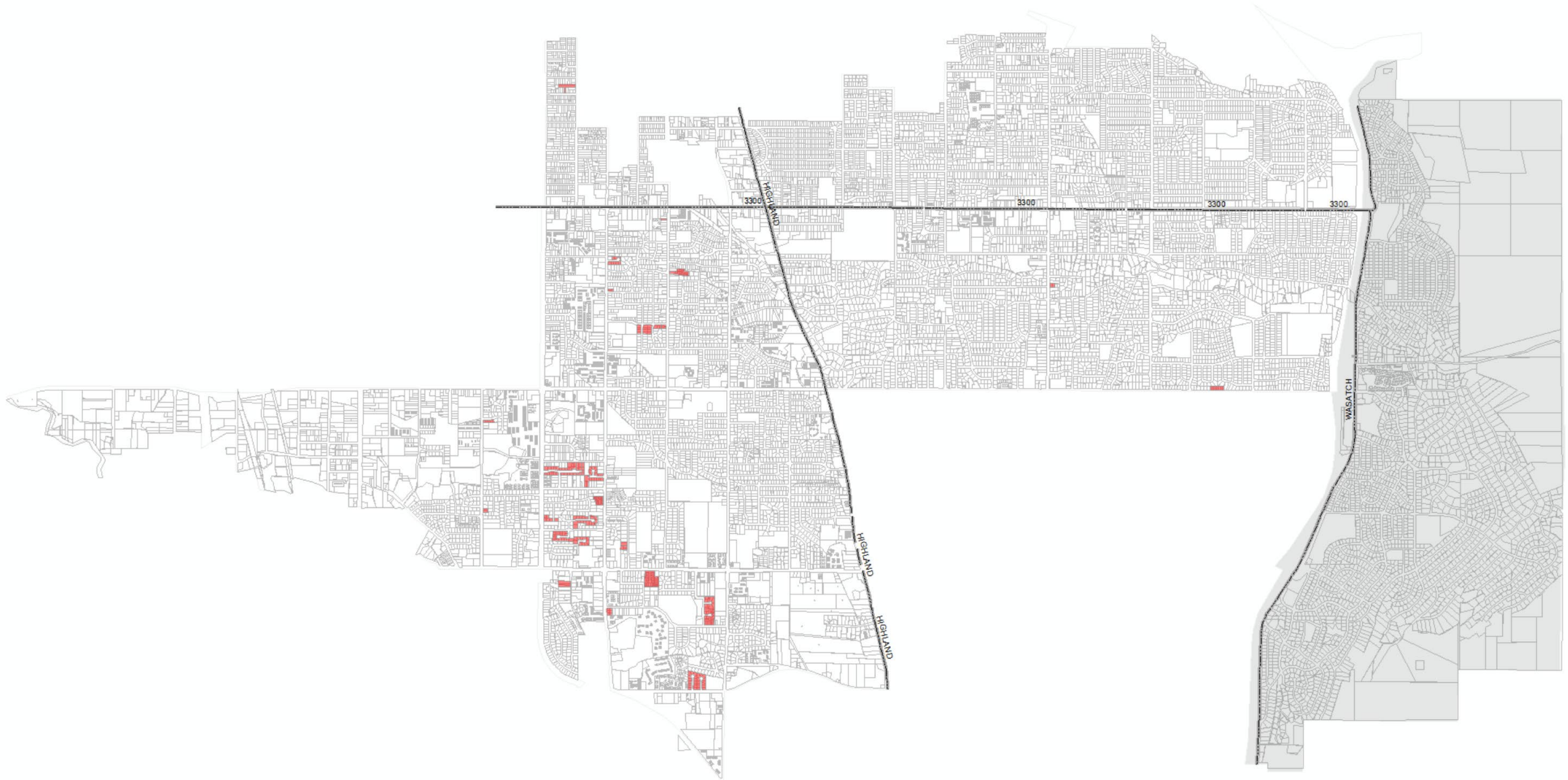
	Current Code	Proposed Change	Reasoning
Lot Width	Table 18.36-2 R-1-3 – 25’ R-1-4 – 25’ R-1-5 – 25’	Table 18.36-2 R-1-3 – 30’ R-1-4 – 40’ R-1-5 – 50’	Due to the setbacks and coverage, staff wanted to reduce the chances of homes that were 15’ in total width. With a garage and driveway, it would make facades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

Small Lot Reform



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

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

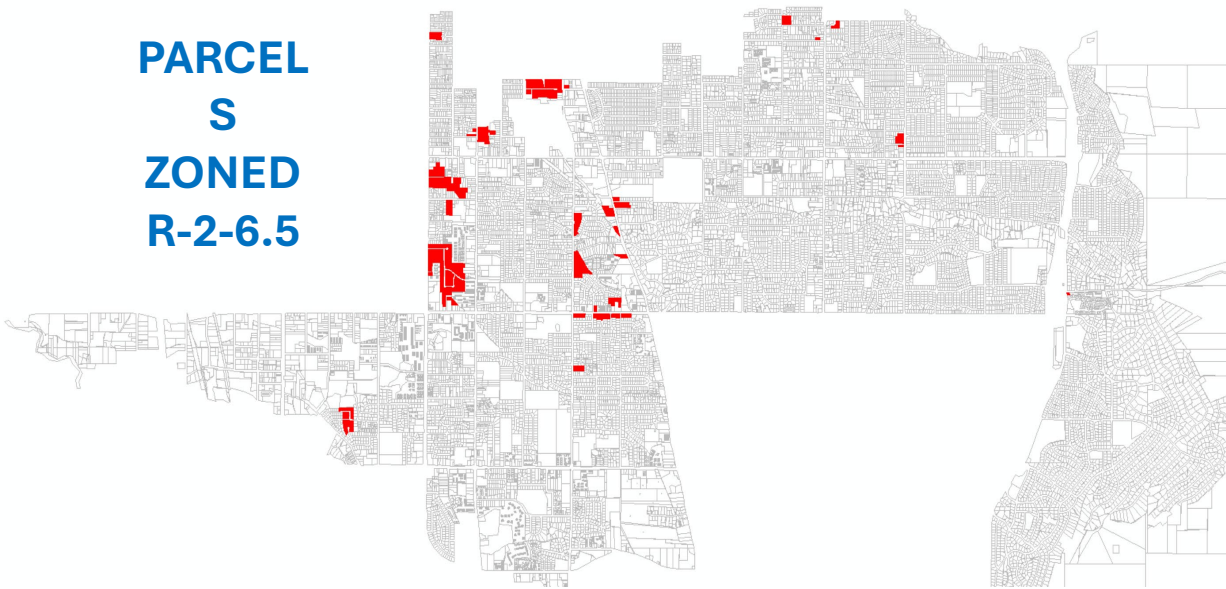


R-2 and R-4 Setback Changes

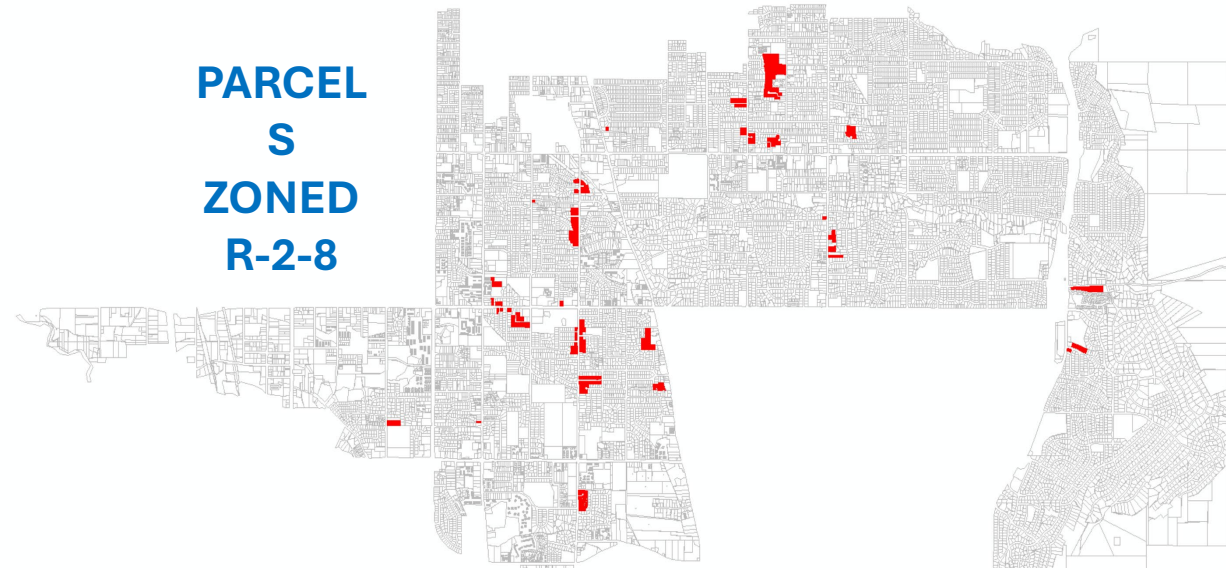
- What
 - Adjust setbacks to encourage front doors and porches for duplexes and fourplexes to extend in front of garages.
- Why
 - Facilitate more and better residential development in the R-2 and R-4 zones, particularly for owner-occupied properties.
 - Encourages facades that are not dominated by garages.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

R-2's and R-4 Zones

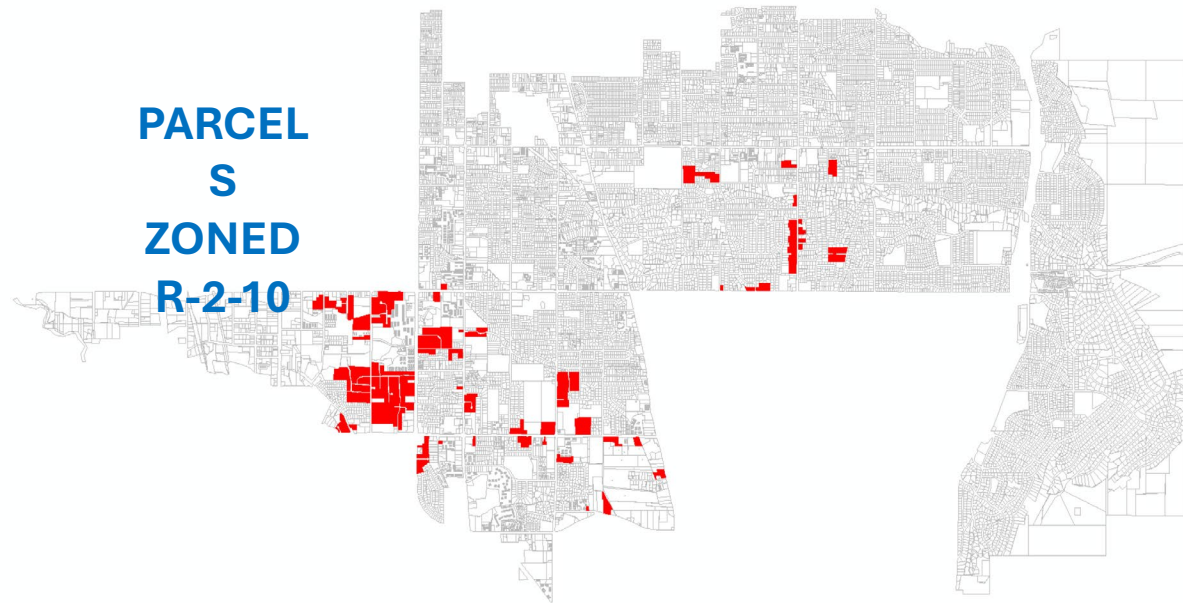
PARCEL
S
ZONED
R-2-6.5



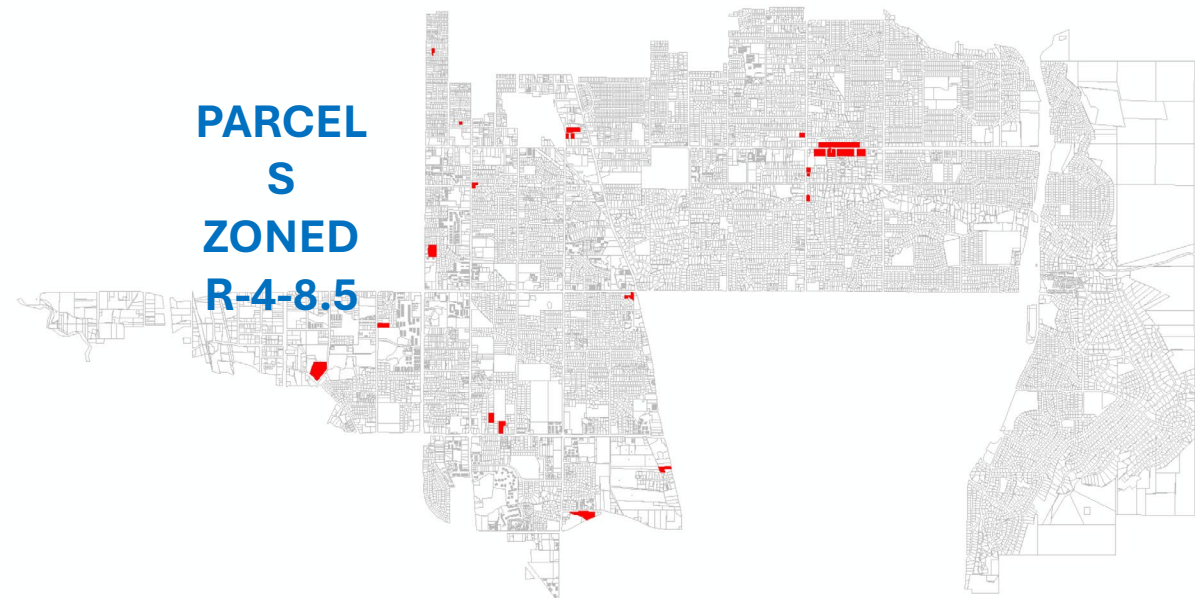
PARCEL
S
ZONED
R-2-8



PARCEL
S
ZONED
R-2-10



PARCEL
S
ZONED
R-4-8.5



Nonconformities

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

Nonconformities

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

Tree Preservation

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

Tree Preservation

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

Accessory Dwelling Units

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

Effective 11/6/2025

10-21-303. Internal accessory dwelling units.

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

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

Commercial Zone Automobile Standards

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

Public Street or Municipal Utility Easement Vacation

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

Title 14 and Title 18

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

Noticing Timelines

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

MD Zone Open Space Requirements

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

Parking Standards

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

District Blade Sign

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

District Blade Sign



Planned Unit Development Height Envelope

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

Height Projections

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

Fencing

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

Clear View

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