

MILLCREEK, UTAH
ORDINANCE NO. 26-56

**AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$200,000
TO THE ASIAN ASSOCIATION OF UTAH**

WHEREAS, the Millcreek Council (“Council”) met in a regular session on August 10, 2026, to consider, among other things approving a monetary contribution of up to \$200,000 to the Asian Association of Utah (the “Appropriation”); and

WHEREAS, Utah Code Ann. § 10-8-2 requires, among other things, a study to support a monetary donation; and

WHEREAS, on or about July 14, 2026, a study ("Study") was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation of up to \$200,000 to the Asian Association of Utah. A copy of the Study is attached to this Ordinance; and

WHEREAS, on July 22, 2026, the Study was made available in Millcreek for review by interested parties; and

WHEREAS, on July 22, 2026, a notice of a public hearing was published as a Class A notice under Section 63G-30-102; and

WHEREAS, on August 10, 2026, the Council held the requisite public hearing to receive public comments concerning the Appropriation; and

WHEREAS, all interested persons in attendance at the public hearing were given the opportunity to be heard, and written comments were solicited; and

WHEREAS, the Council finds that based on the Study and comments at the public hearing, the Appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of the inhabitants of Millcreek; and

WHEREAS, the Council finds that the Appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek. Such goals and objectives include, but are not limited to, economic development, job creation, and job preservation; and

WHEREAS, the Council finds that the net value received for the monetary contribution is equivalent and includes certain intangible benefits to Millcreek, including, but not limited to, prosperity, moral well-being, comfort, and convenience to the inhabitants of Millcreek and economic development, job creation, and job preservation in Millcreek; and

WHEREAS, the Council finds that it has satisfied all the requirements of Utah Code Ann. § 10-8-2 to make the Appropriation.

NOW, THEREFORE, BE IT ORDAINED that the Council hereby approves a monetary contribution of up to \$200,000 to the Asian Association of Utah.

This Ordinance assigned Ordinance No. 26-56, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 10th day of August, 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-56: AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$200,000
TO THE ASIAN ASSOCIATION OF UTAH was adopted the 10th day of August 2026 and that a copy of the
foregoing Ordinance 26-56 was posted in accordance with Utah Code 10-3-711 this ____ day of July 2026.

Elyse Sullivan, City Recorder



Bonneville Research

July 14, 2026

Introduction:

This analysis is intended to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by Utah Code Section 10-8-2. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants.

Key Elements of the Study:

The Study shall consider the following factors:

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1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish the goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.

3. The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:
 - a. If the appropriation is made as an amendment to the current year's fiscal budget, it shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
 - b. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement – Millcreek proposes to make the following monetary appropriations:

ANALYSIS:

Asian Association of Utah - Seeking a \$200,000 Grant:

Asian Association of Utah is seeking a \$200,000 grant to support its 7 after-school sites and 6 locations serving Millcreek students, designed to uplift the after-school programs it plans in Millcreek and foster stronger community bonds.

This proposed grant will enable the Asian Association in Millcreek to enhance the experiences of their talented youth at seven amazing sites, including:

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1. Sunnyvale Neighborhood Center (Elementary)
2. Sunnyvale Neighborhood Center (Teens)
3. Evergreen Junior High
4. Olympus High School
5. William Penn Elementary
6. James E. Moss Elementary
7. Utah International Charter School

These two Sunnyvale locations provide tailored programs that cater to the unique needs of different age groups, ensuring that every student feels supported and engaged. This funding is vital for the sustainability of our after-school operations and the ongoing positive impact on the Millcreek community.

The Impact of After-school Programs:

After-school programs are nothing short of a transformation! They do so much more than keep kids safe; they are powerful tools that steer our youth away from detrimental behaviors. Beyond safety, these programs help cultivate essential life skills and contribute to a vibrant, thriving community.

Research shows that the hours between 3:00 and 6:00 p.m. are crucial for our young people. During this time, they are more susceptible to risky activities, such as substance use and violence, particularly without supervision. However, by participating in after-school programs, students experience remarkable positive changes, including:

- A 63% reduction in class skipping

- A 44% decrease in drug use
- A 37% drop in youth involvement in criminal activities

These programs provide invaluable support, including mentoring from caring adults, academic assistance, engaging enrichment activities, and a nurturing peer environment. This support is particularly vital for young people from low-income families who may face challenges in accessing safe, structured after-school options.

Moreover, insights from the Brookings Institution and The RAND Corporation reveal the impressive return on investment associated with quality after-school programs—every dollar spent can yield an astonishing \$3 to \$9 in long-term benefits, such as reduced crime rates, lower dropout rates, and increased lifetime earnings. We are committed to measuring our success through metrics like attendance rates, behavioral improvements, and academic performance, ensuring transparency and demonstrating our impact.

As Millcreek continues to grow, there is a pressing need for safe, supportive spaces that foster mental well-being, academic achievement, and workforce readiness. This makes funding for after-school programs more crucial than ever! By enhancing student engagement, improving behavior, and developing essential job skills through STEM, arts, and leadership initiatives, we can ensure that these funds will create a profound and lasting impact.

Supporting after-school programs isn't just about immediate benefits; it's an investment in the bright future of our city. With your backing, we can shape a smarter, safer, and more equitable community—making you an integral part of this positive change!

These exciting initiatives perfectly align with our strategic vision, reinforcing our commitment to building a stronger, more inclusive community that benefits everyone, especially our youth.

Cultivating a Thriving Culture Together:

- Let's advocate for affordable cultural spaces throughout our neighborhoods, especially focusing on Meadowbrook and its surrounding areas.
- Together, we can expand and diversify the educational and lifelong learning opportunities available in Millcreek.

For a deeper understanding, please check out the Millcreek Strategic Plan here: [Finance | Millcreek, UT](insert link).

Together, as part of the Asian Association of Utah (AAU), we can pave the way for a future where every young person in Millcreek has the chance to thrive, reflecting our shared commitment to fostering community growth and success!

Let's make a difference together!

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent economic and redevelopment analyses for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for the cities of Holladay and South Salt Lake City.

Mr. Springmeyer is the Chair of Bonneville Research.

He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray.

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Springmeyer is educated in Political Science, Economics, and Business Management and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.

MILLCREEK, UTAH
ORDINANCE NO. 26-57

**AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$5,000
FOR THE MILLCREEK CITY 9/11 DAY OF SERVICE**

WHEREAS, the Millcreek Council (“Council”) met in a regular meeting on August 10, 2026, to consider, among other things approving a monetary contribution of up to \$5,000 for the Millcreek City 9/11 Day of Service (the “Appropriation”); and

WHEREAS, Utah Code Ann. § 10-8-2 requires, among other things, a study to support a monetary donation; and

WHEREAS, on or about July 21, 2026, a study ("Study") was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation of up to \$5,000 for the Millcreek City 9/11 Day of Service.

WHEREAS, on July 22, 2026, the Study was made available in Millcreek for review by interested parties; and

WHEREAS, on July 22, 2026, a notice of a public hearing was published as a Class A notice under Section 63G-30-102; and

WHEREAS, on August 10, 2026, the Council held the requisite public hearing to receive public comments concerning the Appropriation; and

WHEREAS, all interested persons in attendance at the public hearing were given the opportunity to be heard, and written comments were solicited; and

WHEREAS, the Council finds that based on the Study and comments at the public hearing, the Appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of the inhabitants of Millcreek; and

WHEREAS, the Council finds that the Appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek. Such goals and objectives include, but are not limited to, economic development, job creation, and job preservation; and

WHEREAS, the Council finds that the net value received for the monetary contribution is equivalent and includes certain intangible benefits to Millcreek, including, but not limited to, prosperity, moral well-being, comfort, and convenience to the inhabitants of Millcreek and economic development, job creation, and job preservation in Millcreek; and

WHEREAS, the Council finds that it has satisfied all the requirements of Utah Code Ann. § 10-8-2 to make the Appropriation.

NOW, THEREFORE, BE IT ORDAINED that the Council hereby approves a monetary contribution of up to \$5,000 for the Millcreek City 9/11 Day of Service.

This Ordinance assigned Ordinance No. 26-57, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 10th day of August, 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 26-57: AN ORDINANCE APPROVING A MONETARY CONTRIBUTION OF UP TO \$5,000 FOR THE MILLCREEK CITY 9/11 DAY OF SERVICE was adopted the 10th day of August 2026 and that a copy of the foregoing Ordinance 26-57 was posted in accordance with Utah Code 10-3-711 this ____ day of July 2026.

Elyse Sullivan, City Recorder



Bonneville Research

July 21st, 2026

Introduction:

This analysis is intended to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by Utah Code Section 10-8-2. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants.

Key Elements of the Study:

The Study shall consider the following factors:

1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish the goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the

Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.

3. The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:
 - a. If the appropriation is made as an amendment to the current year's fiscal budget, it shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
 - b. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement – Millcreek proposes to make the following monetary appropriations:

Millcreek City is requesting a grant of up to \$5,000 for the Millcreek City 9/11 Day of Service.

They plan to use this support to purchase diapers, wipes, and other related items for their "new mom kits," demonstrating how the funds directly support families and strengthen our community during the 9/11 Day of Service.

Millcreek City is eager to collect donations in August, aiming to create a meaningful difference together during September's 9/11 Day of Service.

ANALYSIS

Chapter 3.71.050 Procedures of the "Millcreek Code of Ordinances, states:

The City may appropriate funds or resources in accordance with state law.

The municipality of Millcreek's purpose for the above-listed appropriations, will be to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and the appropriations are necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek, a Utah Municipal Corporation, in the areas of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

Conclusion and Required Finding:

The appropriations are necessary and appropriate to accomplish the public purposes of Millcreek, a Utah Municipal Corporation, in the areas of economic development, job creation, job preservation, in order to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of Millcreek, and therefore Millcreek, a Utah Municipal Corporation, will receive adequate benefit in return for any money or resources appropriated.

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2. Appropriations study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent economic and redevelopment analyses for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for the Cities of Holladay and South Salt Lake.

With over 40 years of consulting experience, he brings deep expertise that inspires confidence. He is the Chairman of Bonneville Research. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray.

He is educated in Political Science, Economics, and Business Management. He has been recognized in Who's Who in Finance and Who's Who in the West.

MILLCREEK, UTAH
ORDINANCE NO. 26-58

**AN ORDINANCE OF MILLCREEK AMENDING SECTION 14.20.020 AND 14.20.110
OF THE MILLCREEK CODE OF ORDINANCES REGARDING VEHICULAR
ACCESS REQUIREMENTS AND STREET DEVELOPMENT**

WHEREAS, the Millcreek Council (“*Council*”) met in a regular session on August 10, 2026, to consider, among other things, amending Sections 14.20.020 and 14.20.110 of the Millcreek Code of Ordinances regarding vehicle access requirements for four-household dwellings and multiple-household dwellings; and

WHEREAS, City staff recommended an amendment to Sections 14.20.020 and 14.20.110 of the Millcreek Code of Ordinances regarding vehicle access requirements and street development; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the residents of the city to Sections 14.20.020 and 14.20.110 of the Millcreek Code of Ordinances regarding vehicle access requirements and street development.

NOW, THEREFORE, BE IT ORDAINED by the Council that Title 14 of the Millcreek Municipal Code be amended as attached (designated by interlineating the words to be deleted and underlining the words to be added):

14.20.020 Street Development

All public and private street development shall comply with AASHTO requirements. Streets shall be designed to match the approved typical section for the corresponding street classification established by the city.

- A. Placement. The middle of the pavement shall be set at the established street centerline or centered within the right-of-way. The Public Works Director or Designee may allow adjustments to the street section based on safety or existing conditions. Adjustments are requested and subject to approval through a Planning application, Building permit, or Public Works permit.
- B. Request for Deviations. Requests for deviations from Millcreek standards are submitted and subject to approval through the applicable Planning application, Building permit, or Public Works permit.
- C. Master Plans and Studies. Local and regional studies have addressed and will continue to address transportation issues such as walkability, bicycles, transit, etc. Once approved by the city, these studies become amendments to the Millcreek

General Plan and Millcreek Transportation Master Plan and should be reflected in all applicable street designs.

- D. Private Streets and Lanes. Private streets and lanes shall be designed and developed to Millcreek standards. The typical section must comply with the minimum dimensions as set forth in Table 14.20-1, Private Street or Lane Standards. Approvals of lots, parcels, or buildings on a private street shall follow the standards as set forth in MKZ 18.25.

Table 14.20-1 Private Street and Lane Standards		
Restriction	Existing	New
Minimum Lane or Street Pavement Width	2 Lanes / 20 feet.	2 Lanes / 25 feet.
<u>Maximum Length</u>	<u>Unless a new private street connects at both ends to a public street, a new private street may not extend more than 400 feet in length.</u>	<u>An existing private street may be extended up to a total length of 400 feet.</u>
Minimum Lot or Parcel Size	Minimum lot or parcel area and width in the underlying zone	Minimum lot or parcel area and width in the underlying zone
Building Setback Required <u>for buildings located in an R-1, R-2, or A Zone</u>	Minimum setback required in the underlying zone measured from edge of street or lane	Minimum setback required in the underlying zone measured from edge of street or lane
Improvements	Varies upon approval / curb and gutter/ sidewalk	Varies upon approval / curb and gutter/ sidewalk

Exception	Pavement width may May be reduced by permit from the Land Use Hearing Officer	New private streets and lanes are not eligible for any exceptions.
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14.20.110 Driveway Development

A. The city regulates all driveways and similar automobile access to properties from street rights-of-way. ~~Density~~, Number of driveways, separation distances, angle of approach, grades, and other design elements shall conform to Millcreek standards. Driveway and access restrictions are listed in Tables 14.20-5 Single-Household Dwelling Driveway Standards, 14.20-6, Two-Household Dwelling Driveway Standards, 14.20-7 Three-Household Dwelling Driveway Standards, and 14.20-8 Mixed Use/Commercial and Manufacturing Driveway Standards, below:

1. Measuring Driveway Restrictions. All measurements are taken where the driveway intercepts the property line and do not include radius or flares for the approach.
2. Shared Driveways. Except for single-family residential, all abutting sites should share driveway approaches with cross easements whenever possible.
3. Adjoining Driveways. For single-household and two- household properties, two driveways are not required to have a setback when they abut each other along the right-of-way and adjoined by a single driveway approach. When adjoined, no fencing, curbing, landscaping, or other obstruction is allowed that separates the drives within 15 feet of the fence line.

Table 14.20-5 Single-Household Dwelling Driveway Standards			
Allowed Driveway Type	Separate	Adjoining	Shared
Maximum Number of Dwelling Units or Accessory Buildings	One dwelling unit or accessory building located on a lot or parcel	Two dwelling units or accessory buildings on two separate parcels. Lots or parcels	Two dwelling units or accessory buildings on two separate parcels. Lots or parcels

Served by one Driveway		must be connected by side yards.	must be connected by side yards
Maximum Number of Driveways	One driveway along each property frontage if lot or parcel is less than 60 feet in width measured at the right-of-way line. Two driveways allowed if lot or parcel is at least 60 feet in width measured at the right-of-way line.	One driveway along each property frontage.	One driveway along each property frontage. Cross access easement is required.
Minimum Driveway Width	10 feet	20 feet	20 feet
Maximum Driveway Width	35 feet	40 feet	40 feet
Minimum setback from side property line	5 feet	No minimum setback for adjoining driveways. 5 feet for other driveways.	No minimum setback for shared driveways. 5 feet for other driveways.
Minimum separation between driveways	10 feet 35 feet for circular driveways	10 feet 35 feet for circular driveways	10 feet 35 feet for circular driveways
Maximum lot or parcel coverage for driveways	No more than 50 percent of the area of a front yard for each lot or parcel can be used as driveways.		
Maximum lot or parcel frontage	No more than 50 percent of the lot or parcel frontage measured at the right-of-way line, may be used for driveways.		

used for driveways	
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Table 14.20-6 Two-Household Dwelling Driveway Standards			
Allowed Driveway Type	Separate	Adjoining	Shared
Maximum Number of Dwelling Units or Accessory Buildings Served by One Driveway	Two dwelling units or one accessory building located on a lot or parcel	Two dwelling units or two accessory buildings on separate lots or parcels. Lots or parcels must be connected by side yards.	Two dwelling units or two accessory buildings on two separate lots or parcels. Lots or parcels must be connected by side yards.
Maximum Number of Driveways	One driveway along each property frontage if lot or parcel is less than 60 feet in width measured at the right-of-way line. Two driveways allowed If lot or parcel is at least 60 feet in width measured at the right-of-way line.	One driveway along each property frontage.	One driveway along each property frontage. Cross access easement is required.
Minimum Driveway Width	One driveway at 20 feet. Two driveways at 10 feet each.	20 feet	20 feet
Maximum Driveway Width	One driveway at 40 feet. Two driveways at 20 feet each.	50 feet	50 feet

Minimum setback from side property line	No minimum setback for adjoining driveways. 5 feet for other driveways.	No minimum setback for adjoining driveways. 5 feet for other driveways.	No minimum setback for shared driveways. 5 feet for other driveways.
Minimum separation between driveways	10 feet 34 feet for circular driveways	10 feet 34 feet for circular driveways	10 feet 34 feet for circular driveways
Maximum lot or parcel coverage for driveways	No more than 50 percent of the area of a front yard for each lot or parcel can be used as driveways.		
Maximum lot or parcel frontage used for driveways	No more than 50 percent of the lot or parcel frontage measured at the right-of-way line, may be used for driveways.		

Table 14.20-7 Three-Household Dwelling Driveway Standards	
Allowed Driveway Type	Separate
Maximum Number of Dwellings or Accessory Buildings Served by One Driveway	Three dwelling units or one accessory building located on a lot or parcel.
Maximum Number of Driveways	One driveway along each property frontage if lot or parcel is less than 60 feet in width measured at the right-of-way line. Two driveways allowed If lot or parcel is at least 60 feet in width measured at the right-of-way line.

Minimum Driveway Width	20 feet
Maximum Driveway Width	35 feet
Minimum setback from side property line	5 feet
Minimum separation between driveways	10 feet 35 feet for circular driveways
Maximum lot or parcel coverage for driveways	No more than 50 percent of the area of a front yard for each lot or parcel can be used as driveways.
Maximum lot or parcel frontage used for driveways	No more than 50 percent of the lot or parcel frontage, measured at the right-of-way line, may be used for driveways.

Table 14.20-8 Mixed-Use/Commercial and Manufacturing Driveway Standards	
Restriction	Mixed-Use/Commercial and Manufacturing
Maximum Number of Driveways	Two driveways allowed for the first 200 of lot or parcel frontage measured at the right-of-way line. One additional driveway allowed for each additional 150 feet of lot or parcel frontage measured at the right-of-way line.
Minimum Width	24 feet
Maximum Width	50 feet
Setback from side property	5 feet
Driveway Separation	50 feet

Maximum lot or parcel coverage for driveways	No more than 50 percent of the area of a front yard for each lot or parcel can be used as driveways.
Maximum lot or parcel frontage used for driveways	No more than 50 percent of the lot or parcel frontage, measured at the right-of-way line, may be used for driveways.

B. The city regulates all Aisleways and similar automobile access to properties from street rights-of-way. Four-Household Dwellings and Multiple-Household Dwellings must use the aisleway standard as described in this section, or shall access a public right-of-way by a private street, following the standards set forth in MKZ 18.25.

1. Vehicular access to private garages serving four-household dwellings or multiple-household dwellings are subject to the following standards:
 - a. Vehicle access serving a private garage shall be at least 26 feet in width.
 - b. ~~Where such drives serve~~ For vehicular accesses that are longer than 20 feet, serving units with opposing garages, ~~where garages face each other,~~ a minimum of 25 square feet of landscaping shall be required at the edges of each driveway, between each dwelling unit.
 - c. Developments with 25 feet or more units and lot or parcel widths of 150 feet shall provide a driveway for each garage with a minimum width of 12 feet and minimum unobstructed depth of 20 feet.
 - d. The City shall be granted a utility easement for the entire interior street system in a development project.
2. Density, angle of approach, grades, and other design elements shall conform to Millcreek standards. Aisleways and access restrictions are listed in Table 14.20-9 Aisleway Standards for Four- Household Dwellings, Multiple Household Dwellings, and Parking Lots and Parking Structures below:

Table 14.20-9 Aisleway Standards for Four- Household Dwellings, Multiple Household Dwellings, and Parking Lots and Parking Structures

Restriction	Four-Household Dwellings	Multiple Household Dwellings	Parking Lots or Parking Structures
Maximum Number of Dwellings or Accessory Buildings Served by One Aisleway	Four dwelling units or two accessory buildings located on a lot or parcel (1)	Five or more dwelling units and any number of accessory buildings located on same Lot or parcel (1)	
Maximum Number of Accesses from a Public Right-of-Way	One along each frontage Two driveways allowed If lot or parcel is at least 95 feet in width measured at the right-of-way line.	One along each frontage Two driveways allowed If lot or parcel is at least 95 feet in width measured at the right-of-way line.	One along each frontage Two driveways allowed If lot or parcel is at least 95 feet in width measured at the right-of-way line.
Minimum Separation between Accesses	35 feet	35 feet	35 feet
Setback from Side Property Line	5 feet	5 feet	5 feet
Minimum Access Width	2 travel lanes; 25 feet pavement. Parking is not allowed within the minimum access width (2)(3)	2 travel lanes; 25 feet pavement. Parking is not allowed within the minimum access width (2)(3)	2 travel lanes; 25 feet pavement. Parking is not allowed within the minimum access width (2)(3)
Curb and Gutter	Required for each side of the aisleway; center waterway	Required for each side of the aisleway; center waterway	

	upon city approval (4)	upon city approval (4)	
Sidewalk	Required on one-side connecting pedestrians to public right of way (4)(5)	Required on one-side connecting pedestrians to public right of way (4)(5)	
Building Setback	5 feet from edge of aisleway	5 feet from edge of aisleway	

C. Table 14.20-9 Notes:

1. Includes Subdivisions for Single-Household Attached Dwellings, Two-Household Dwellings, Three-Household Dwellings, Multiple Household Dwellings, and Condominiums.
2. Minimum requirements may be increased, pursuant to the standards of the Unified Fire Authority.
3. Aisleway widths may be reduced for multiple-household developments that are served by parking lots or parking structures that comply with the standards set forth in MKZ 18.63.020.
4. Curb, Gutter, and Sidewalk must be constructed to meet current Millcreek Standards.
5. As required elements of a development, interior sidewalks shall be at least five (5) feet wide installed to serve the development, including connecting ground story pedestrian entrances to internal aisleways and streets, connecting parking to buildings on the site, and connecting the development to the public street.

This Ordinance, assigned Ordinance No. 26-58, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 10th day of August, 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-58: 14.20.020 AND 14.20.110 OF THE MILLCREEK CODE OF ORDINANCES REGARDING
VEHICULAR ACCESS REQUIREMENTS AND STREET DEVELOPMENT was adopted the 10th day of August,
2026 and that a copy of the foregoing Ordinance 26-58 was posted in accordance with Utah Code 10-3-711 this
____ day of August, 2026.

Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 26-59

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT
APPROXIMATELY 3946 S 1100 E AND 1059 E 3950 S FROM THE RESIDENTIAL
MIXED (RM) ZONE AND THE TWO-HOUSEHOLD RESIDENTIAL (R-2-6.5) ZONE
TO THE COMMERCIAL (C) ZONE WITH THE FOLLOWING ZONE CONDITION:
“USES ON THE ENTIRETY OF THE PROPERTY SHALL BE LIMITED TO A
PARKING LOT”**

WHEREAS, the Millcreek Council (“Council”) met in a regular meeting on August 5, 2026, to consider, among other things, an ordinance rezoning certain property located at approximately 3496 S 1100 E and 1059 E 3950 S from the Residential Mixed (RM) Zone and the Two-Household Residential (R-2-6.5) Zone to the Commercial (C) Zone with the following zone condition:

“Uses on the entirety of the property shall be limited to a parking lot”; and

WHEREAS, Utah Code Ann. § 10-20-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-20-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-20-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-20-502 provides planning commission shall provide notice as required by Subsection 10-20-205(1)(a) and, if applicable, Subsection 10-20-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on July 1, 2026, the required public hearing notice was published; and

WHEREAS, on July 15, 2026, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on July 15, 2026, the planning commission held the required public hearing with respect to this rezone; and

WHEREAS, at the July 15, 2026 planning commission meeting, the Millcreek Planning Commission recommended approval of the proposed rezone subject to a zone condition limiting uses on the entirety of the property to a parking lot; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on August 5, 2026, the Council caused the required notice to be given; and

WHEREAS, on July 27, 2026, the Council discussed the rezone application, and on August 10, 2026, the Council considered the rezone during a public meeting; and

WHEREAS, Section 18.33.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the Council that the property described in File # ZM-26-009 filed by Chris Bick, the property located at 3946 S 1100 E and 1059 E 3950 S is hereby rezoned/reclassified from the residential mixed zone and the two-household residential zone to the commercial zone, subject to the following zone condition:

“Uses on the entirety of the property shall be limited to a parking lot”

Such property being more particularly described as follows:

Parcel ID:

16324040200000

Address:

3946 S 1100 E

Legal Description:

BEG N 0°05'31" E 175 FT FR SE COR LOT 10, BLK 4, 10 ACRE PLAT A, BIG FIELD SUR;
N 89°53'24" W 193.95 FT; N 0°06'36" E 137.95 FT; S 89°51'24" E 193.91 FT; S 0°05'31" W
137.84 FT TO BEG. LESS STREET.

Parcel ID:

16324040100000

Address:

1059 E 3950 S

Legal Description:

COM 175 FT N & 194 FT W FR SE COR LOT 10 BLK 4 10 AC PLAT A BIG FIELD SUR N 137.84 FT N 89°58' W 102 FT S 137.84 FT S 89°58' E 102 FT TO BEG 0.27 AC 9392-0889 9790-9680 9875-74729887-3678,3680,3681,9887-3682 9904-2770 09996-4628

BE IT FURTHER ORDAINED, that pursuant to Section 18.33.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 18.33.020 and the following zone condition be placed on the property:

“Uses on the entirety of the property shall be limited to a parking lot”; and

BE IT FURTHER ORDAINED, that pursuant to Section 18.33.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 18.33.020.

This Ordinance assigned no. 26-59, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City’s recorder.

PASSED AND APPROVED this 10th day of August, 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-59: AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 3946 S 1100 E AND 1059 E 3950 S FROM THE RESIDENTIAL MIXED (RM) ZONE AND THE TWO-HOUSEHOLD RESIDENTIAL (R-2-6.5) ZONE TO THE COMMERCIAL (C) ZONE WITH THE FOLLOWING ZONE CONDITION: “USES ON THE ENTIRETY OF THE PROPERTY SHALL BE LIMITED TO A PARKING LOT” was adopted the 10th day of August, 2026 and that a copy of the foregoing Ordinance 26-59 was posted in accordance with Utah Code 10-3-711 this ____ day of August 2026.

Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 26-60

**AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A DEVELOPMENT
AGREEMENT FOR A PARKING LOT SERVING ST. MARK'S HOSPITAL ON
APPROXIMATELY 0.94 ACRES OF PROPERTY LOCATED AT APPROXIMATELY
3946 SOUTH 1100 EAST AND 1059 EAST 3950 SOUTH**

WHEREAS, the Millcreek Council ("*Council*") met in regular meeting on August 10, 2026, to consider, among other things, an ordinance approving a Development Agreement for a parking lot serving St. Mark's Hospital on approximately 0.94 acres of property located at approximately 3946 South 1100 East and 1059 East 3950 South; and

WHEREAS, the Utah Code Ann. § 10-20-101 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council a Development Agreement for the referenced property ("Development Agreement"); and

WHEREAS, the Council has reviewed the Development Agreement and hereby find that it is in the best interests of both parties to enter into the Development Agreement.

NOW, THEREFORE, BE IT ORDAINED that the Development Agreement is approved, and the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

PASSED AND APPROVED by the Council this 10th day of August 2026.

MILLCREEK

Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-60: AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A
DEVELOPMENT AGREEMENT FOR A PARKING LOT SERVING ST. MARK'S
HOSPITAL ON APPROXIMATELY 0.94 ACRES OF PROPERTY LOCATED AT
APPROXIMATELY 3946 SOUTH 1100 EAST AND 1059 EAST 3950 SOUTH was adopted
the 10th day of August 2026 and that a copy of the foregoing Ordinance 26-60 was posted in
accordance with Utah Code 10-3-711 this _____ day of August 2026.

Elyse Sullivan, City Recorder

When recorded, return to:

Millcreek
1330 E Chambers Ave
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is entered into this ____ day of _____, 2026, by and between the City of Millcreek, a municipal corporation of the State of Utah (the “City”) and Northern Utah Healthcare Corporation, a Utah corporation (“Developer”), for the land to be included in or affected by the project located at approximately 3946 S 1100 E & 1059 E 3950 S in Millcreek, Utah. Developer and the City are sometimes referred to as the “Parties.”

RECITALS

WHEREAS, Developer owns approximately 0.94 acres of real property located at 3946 S 1100 E & 1059 E 3950 S in Millcreek, Utah (“Property”) and intends to develop the Property. A legal description of the Property is attached hereto as exhibit “A.” The Parties desire that the Property be developed in a unified and consistent fashion and establish minimum standards for a new commercial parking lot development (the “Project”) on the Property; and

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

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

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-20-101, *et seq.*, and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain

determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

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

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

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

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

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

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns

of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property.

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

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

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

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

TO DEVELOPER:

St. Mark's Hospital
1200 East 3900 South
Salt Lake City, Utah 84124
Attn: Chief Executive Officer

WITH A COPY TO:

Northern Utah Healthcare Corporation
2545 Park Plaza
Nashville, Tennessee 37203
Attn: Vice President, Real Estate

TO CITY:

Millcreek
Cheri Jackson, Mayor
1330 E Chamber Ave
Millcreek, Utah 84106

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

10. **Choice of Law and Venue.** Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

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

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

13. **Term of Agreement.** The term of this Agreement shall be until December 31, 2036 and shall automatically expire on such date.

14. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires,

explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

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

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

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

[Signatures begin on following page]

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

CITY:

Millcreek, Utah, a municipal corporation of the State of Utah

Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

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

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

Notary Public

[Signatures continue on following page]

DEVELOPER:

**Northern Utah Healthcare Corporation, a
Utah corporation**

By: _____
Todd Maxwell
Vice President

STATE OF TENNESSEE)
 : ss.
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by
Todd Maxwell, Vice President of Northern Utah Healthcare Corporation, a Utah corporation, on
behalf of the corporation.

Notary Public

Exhibit A
Location of Development

Parcel No.

16324040200000

3946 S 1100 E

Legal Description

BEG N 0°05'31" E 175 FT FR SE COR LOT 10, BLK 4, 10 ACRE PLAT A, BIG FIELD SUR; N 89°53'24" W 193.95 FT; N 0°06'36" E 137.95 FT; S 89°51'24" E 193.91 FT; S 0°05'31" W 137.84 FT TO BEG. LESS STREET.

Parcel No.

16324040100000

1059 E 3950 S

Legal Description

COM 175 FT N & 194 FT W FR SE COR LOT 10 BLK 4 10 AC PLAT A BIG FIELD SUR N 137.84 FT N 89°58' W 102 FT S 137.84 FT S 89°58' E 102 FT TO BEG 0.27 AC

Exhibit B
Project Specifications

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

1. **Parking.** The project will include up to 80 parking stalls for the development.
2. **Lighting.** Developer will install parking lot lighting in accordance with MKZ 18.68 & MKZ 18.63.
3. **Fencing.** Developer will install a 6' solid masonry wall along the western and northern property lines.
4. **Uses.** Uses will be limited to parking for employees, patients and visitors for St. Marks Hospital.
5. **Landscaping.** Landscaping will be provided as shown in the site plan found in Exhibit 'C' of this agreement. All landscaping will adhere to the standards found in MKZ 18.67. Hedges along the southern property line shall consist of Green Mountain Boxwood (*Buxus 'Green Mountain'*), Mint Julep Juniper (*Juniperus x pfitzerana 'Mint Julep'*), Silver King Euonymus (*Euonymus japonicus 'Silver King'*), or a combination thereof, as depicted in Exhibit 'D'. Trees on the site shall be drought and heat tolerant to ensure long term viability on the site.
6. **Vehicular Access.** Vehicular access to the site will be limited to the eastern property edge along 1100 East.
7. **Pedestrian Access.** Pedestrian access shall be included on the southeast corner of the lot connecting the parking area with the sidewalk and crosswalk at the intersection of 1100 E and 3950 S.
8. **Crosswalk.** Developer shall install and maintain a crosswalk across 1100 E at the intersection of 3950 S & 1100 E. The crosswalk shall be installed under the direction of the Millcreek Public Works Director and to the standards found in the MUTCD. Upon written request by Millcreek, Developer shall restripe the crosswalk as necessary. Millcreek retains the right to remove the crosswalk in the future for any reason Millcreek may find necessary.

Exhibit C

Site Plan

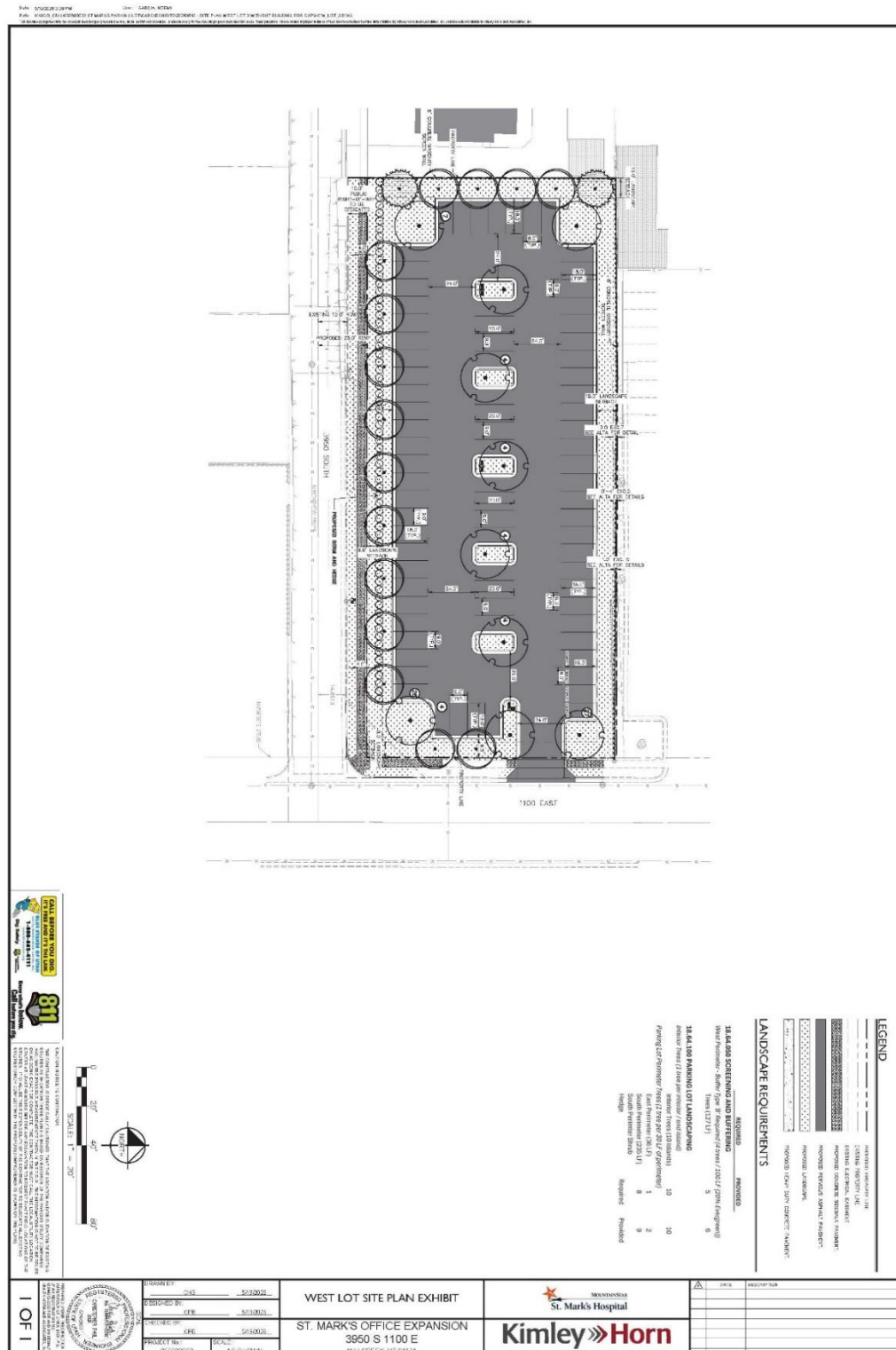


Exhibit D

Hedges Along the Southern Property Line



Green Mountain Boxwood *Buxus 'Green Mountain'*

Mature Size: 4'–6' Height × 3'–4' Width

Growth Habit: Dense, upright, evergreen broadleaf shrub

Debris Profile: Zero nuisance fruit, berries, or seasonal leaf drop

Foliage: Glossy, variegated green & silver evergreen leaves.

Screening Characteristics:

- **Headlight Blocking:** Tight branching & dense foliage create an impenetrable visual screen against glare.
- **Pruning Resilience:** Highly responsive to repeated hedge-like shearing and formal architectural shaping.



Mint Julep Juniper *Juniperus x pfitzerana 'Mint Julep'*

Mature Size: 4'–6' Height × 6'–8' Width (readily hedged narrower)

Growth Habit: Vase-shaped, arching, needled evergreen conifer

Debris Profile: Sterile male cultivar; no berries, cones, or leaf litter

Foliage: Vibrant mint-green, arching scale-like needles.

Screening Characteristics:

- **Headlight Blocking:** Textured foliage fills in solidly from top to bottom, eliminating low-angle lightbleed.
- **Pruning Resilience:** Handles rigorous side and top shearing to maintain a clean boundary.



Silver King Euonymus *Euonymus japonicus 'Silver King'*

Mature Size: 5' Height × 2'–3' Width

Growth Habit: Upright, rigid, broadleaf evergreen shrub

Debris Profile: Non-fruiting, non-berrying, permanent year-round canopy

Foliage: Deep green, tightly packed micro-leaves.

Screening Characteristics:

- **Headlight Blocking:** Rigid, upright branching creates a solid living wall that stops headlights instantly.
- **Footprint Efficiency:** Narrow habit fits restricted planting strips between curbs and parking stalls.

Images from Progressive Plants Nursery and Franz Witte Nursery

MILLCREEK, UTAH
ORDINANCE NO. 26-61

**AN ORDINANCE APPROVING THE DISPOSITION OF CERTAIN SURPLUS
PUBLIC PROPERTY**

WHEREAS, The Millcreek Council (“Council”) met in regular session on August 10, 2026, to consider, amount other things, approving the disposition of certain public property; and

WHEREAS, Millcreek (“the City”) purchases tangible items for providing municipal services; and

WHEREAS, such items are purchased with public funds, the City desires to be good stewards of public funds and the assets and supplies purchased with public funds; and

WHEREAS, Millcreek understands that members of the public may find such items useful; and

WHEREAS, Millcreek Code 2.22.170 requires the Council to establish a “minimum bid” for the items to be surplus; and

WHEREAS, The City has determined that the value as listed on the Public Surplus website will establish a minimum bid and using the Public Surplus website will provide the highest and best economic return to the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council that the items listed on Exhibit A shall be deemed as surplus property, that the value as listed on the Public Surplus website, will establish the minimum bid, and that using the Public Surplus website will provide the highest and best economic return to the City.

PASSED AND APPROVED this 10th day of August 2026.

MILLCREEK

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Jackson	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Handy	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-61: AN ORDINANCE APPROVING THE DISPOSITION OF CERTAIN
SURPLUS PUBLIC PROPERTY was adopted the 10th day of August 2026 and that a copy of
the foregoing Ordinance 26-61 was posted in accordance with Utah Code 10-3-711 this ____ day
of August, 2026.

Elyse Sullivan, City Recorder

Items for Surplus - August 2026

Surplus Property Description	Details	Estimated Sale Price
Bobrick Bathroom Sanitary Supplies Dispensers	11 units, \$300 each	3,300.00
Floral - Grassy Fronds	one lot of 96 ea.	100.00
Floral - Weeping Cypress Branch	one lot of 166 ea.	100.00
Floral - Garland	72 ea. 6' garlands	100.00
Elite Shade Gazebo 12x12 Ft		400.00
Black Decorative Stool 25" high		15.00
Contemporary Occasional Table 26" wide by 18" high		25.00
Contemporary Casual Cream Sofa Set		120.00
Contemporary Casual Cream Cushion		30.00
Cell Phones - Variety	15 Phones	150.00
Estimated proceeds from surplus property		\$ 4,340.00