



July 15th, 2026

MILLCREEK PLANNING COMMISSION

EATERY

thirst

noodlehead



COTTAGES AT MILLCREEK PHASE I:

FILE#SD-26-008

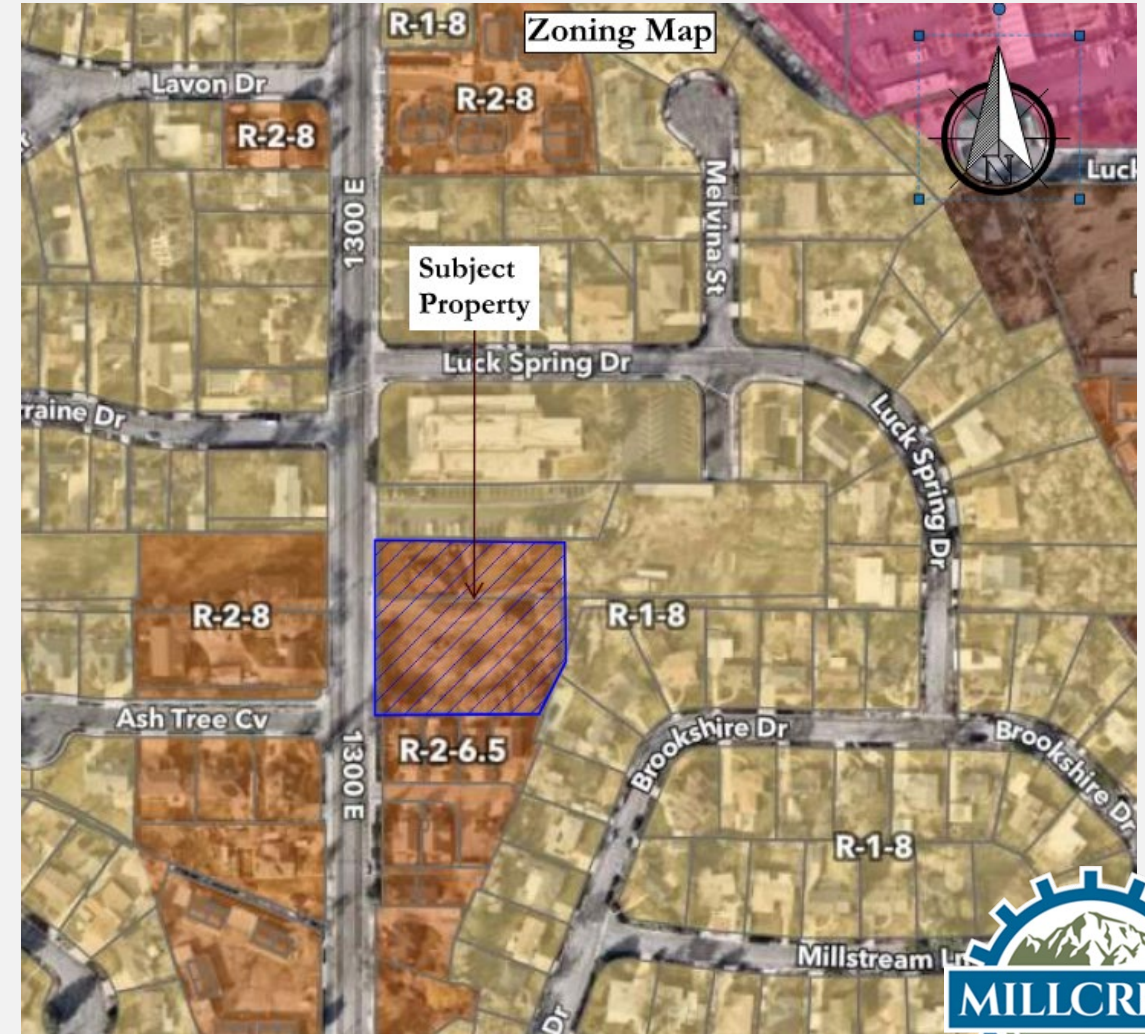
3521 SOUTH 1300 EAST

APPLICANT: BRAD REYNOLDS CONSTRUCTION

PLANNER: BRAD SANDERSON

Request to Subdivide:

Proposal: Subdivide property into ten (10) individual residential lots, or five (5) duplex-style residential buildings



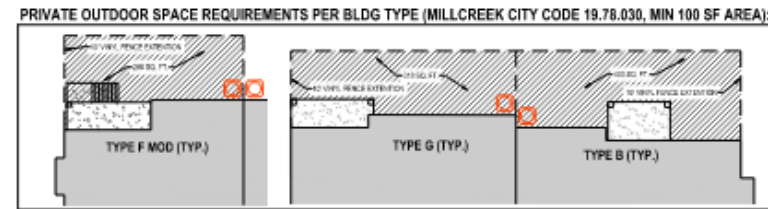
Site Plan



CALL REQUESTS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

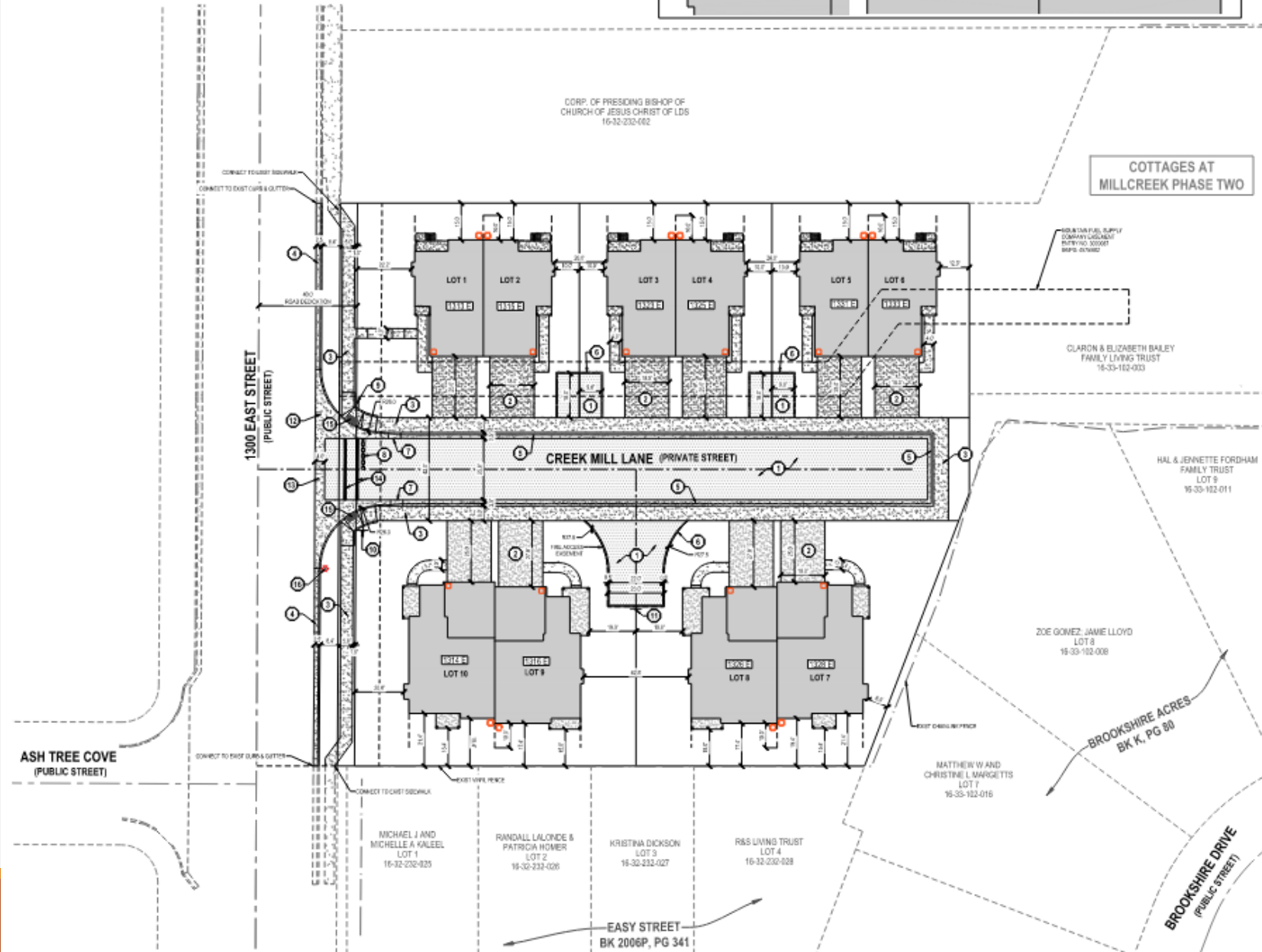
EXISTING STREET TIE-IN POINT LOCATED AT
THE INTERSECTION OF
SUPPORT LANE AND 100' EAST
DASH LANE CITY, 100'

BENCHMARK
ELEV = 108.0'



- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH AIA STANDARDS AND RECOMMENDATIONS.
 - ALL LAMED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH AIA, LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILL. T.C.B. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL SURFACE IMPROVEMENTS DEFINED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TRAILS AND DECORATIVE S-RODS, SOL. FENCES, WALLS AND STRUCTURES, UNLESS NOTED OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY OWNERS OF ANY EXISTING UTILITIES BEFORE PLACING CONCRETE OR ANY OTHER MATERIAL.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - REVERSAL TRAIL AND REVERSAL CONDUITS SHALL BE PROVIDED FOR EACH UNIT AND STORED IN THE GARAGE AS LOCATED IN THE COVERS FOR THIS COMMUNITY.
 - ALL UTILITIES SHALL BE LOCATED AND DEPTH, EXCEPT AS MAY BE PROVIDED FOR IN STATE LAW, UTILITY REQUIREMENT AND/OR LOCAL ORDINANCES SHALL BE DETERMINED FROM OWNERS AND SHALL NOT BE OPEN TO A PUBLIC STREET.
 - A PHOTOGRAPH OF ANY ENCROACHMENT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT KALEEL BOKAN AT 815-242-2880.

- SCOPE OF WORK:**
- PROVIDE MATERIAL WHICH COMPLY WITH THE FOLLOWING FOR THE SPECIFICATIONS GIVEN OR OTHERWISE, THE DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS:
- PAVEMENT: PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL SPECIFICATIONS.
 - CONCRETE: PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL SPECIFICATIONS.
 - IF TRUCK CONCRETE: CONCRETE PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - IF NO. 1 CURB AND GUTTER PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - IF NO. 1 CURB AND GUTTER PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - IF TYPE "Y" UTILITY: CURB PER APPLICABLE PLANS, 100 AND SPECIFICATIONS.
 - TRANSITION BETWEEN NO. 1 CURB AND GUTTER AND NO. 2 CURB AND GUTTER.
 - IF NO. 2 CURB AND GUTTER PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - STOP-STOPPER PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - STREET SIGN PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - "NO PARKING FIRE LANE" SIGN PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - FLARED DRIVE APPROACH PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - INSTALL 4" WATERWAY PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - INSTALL 12" TYP. CROSSWALK PAVEMENT MARKINGS PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - PAVEMENT ACCESS MARK PER MILLCREEK CITY STD PLAN NO. 16 AND SPECIFICATIONS.
 - STREET LIGHTING PER MILLCREEK CITY STANDARDS AND SPECIFICATIONS.



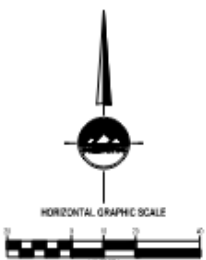
SITE SUMMARY TABLE

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
PAVEMENT	7,854.15	10%
GRASS & SOIL	1,524.74	17%
BUILDINGS	15,000.00	17%
OPEN SPACE (PRIVATE)	1,880.00	17%
DRIVEWAY (PRIVATE)	1,880.00	17%
TOTAL SITE	15,000.00	100%

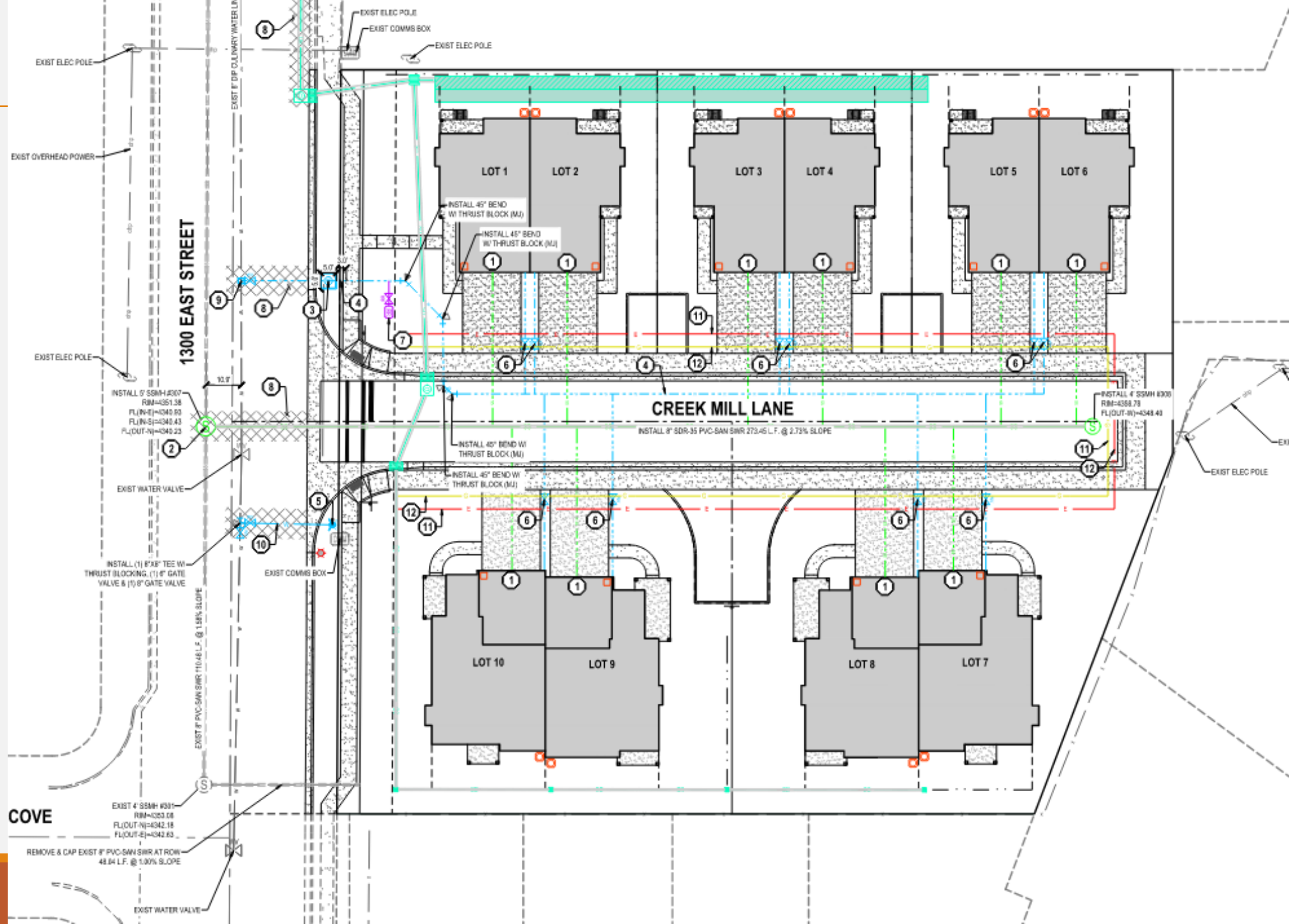
PARKING DATA TABLE

STREET SURFACE STALLS	4
DRIVEWAY STALLS (2 PER UNIT)	28
GARAGE STALLS (2 PER UNIT)	28
TOTAL STALLS	60

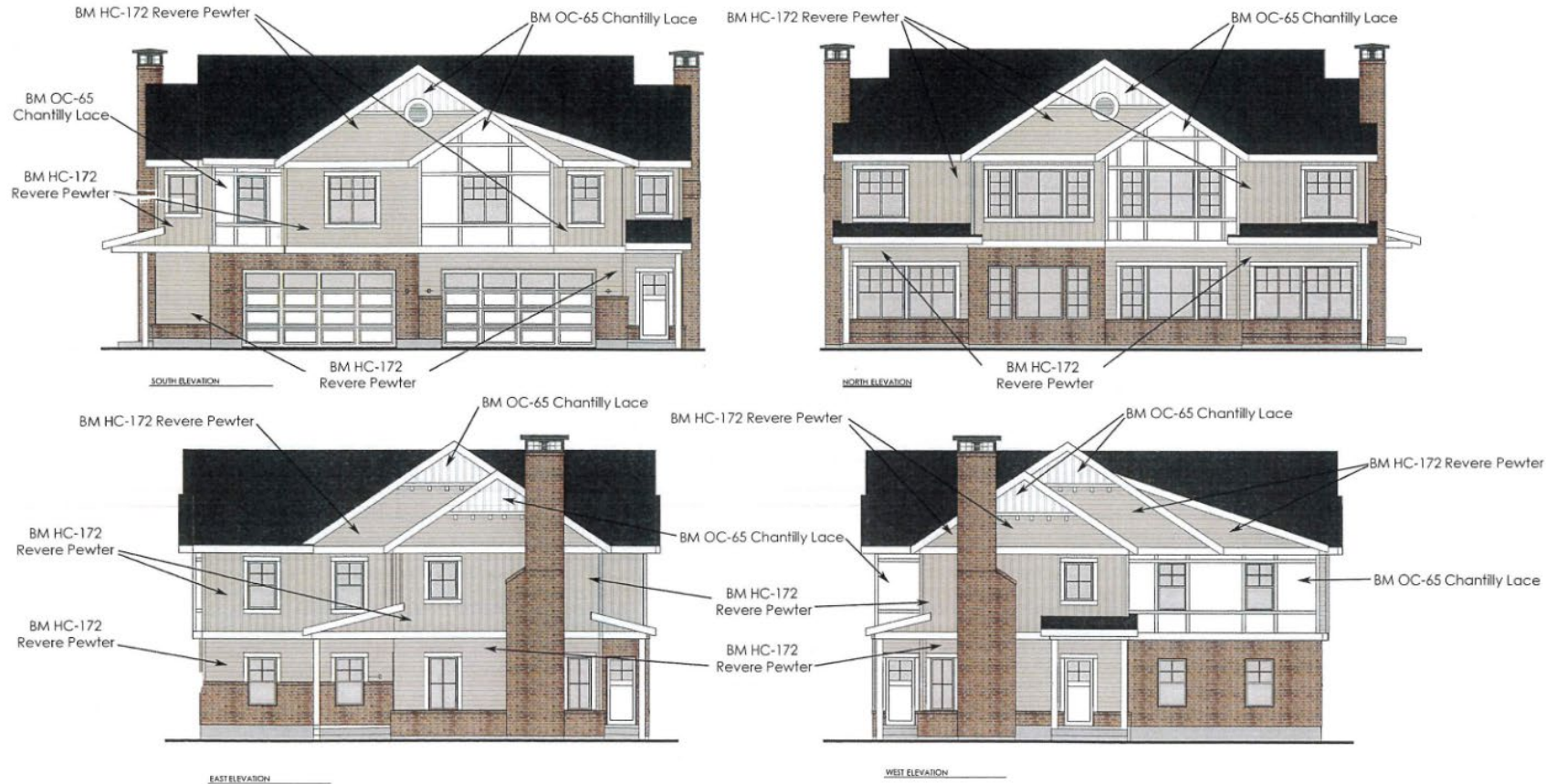
- LEGEND:**
- DRIVE UNIT
 - 5' WHITE VINYL/PRIVACY FENCE (EXTENSION BETWEEN UNITS)
 - TRASH CAN LOCATIONS FOR UNIT



Utility Plan



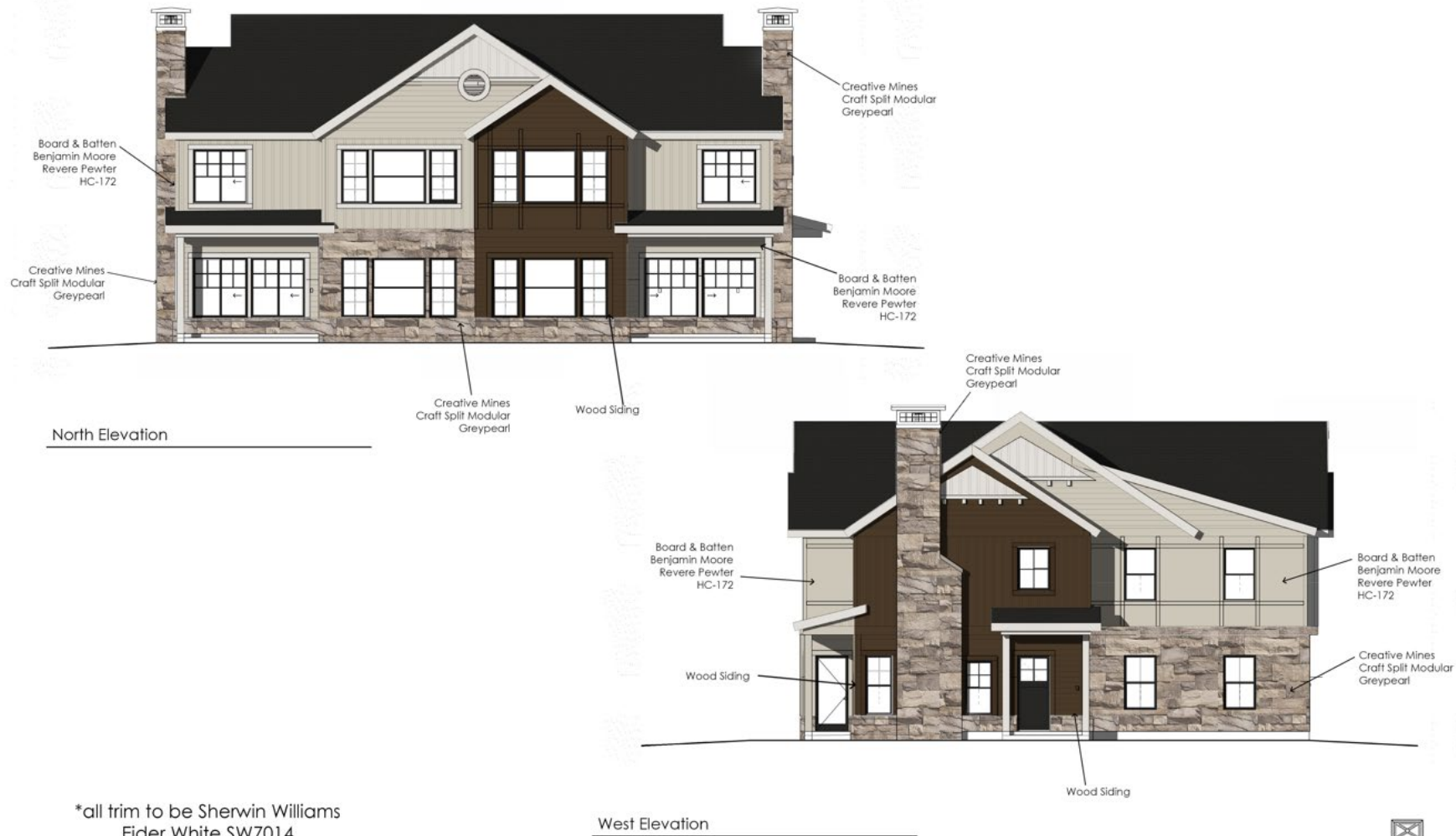
Concept Renderings (Illustrative Only)



THE TOWNHOMES AT MILL FARM



Concept Renderings (Illustrative Only):



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

Based on the findings and conclusions listed within the Staff Report, I move that the Planning Commission approve file number **SD-26-008**, as presented.

MOTION READY:

MILLCREEK COMMON EAST MIXED USE

SITE PLAN & CONDITIONAL USE PERMIT

FILE# CUP-26-004

3210 SOUTH HIGHLAND DRIVE (APPROX.)

MILLCREEK STAFF: APPLICANT

PREPARED BY: BRAD SANDERSON

Vicinity Map



VICINITY MAP



Entitlement Process:

- ☒ Development Agreement
- ☒ Vacate ROW
- ☒ Subdivision Amendment
- ☒ General Condominium Plat
- ☐ Site Plan & Conditional Use Permit
- ☐ Residential Condominium Plat



Proposal:

- Retail - 11,300 sqft.
- Hotel - 11 Rooms
- Residence - 25 Condos
- Parking Structure - 107 stalls



F

D

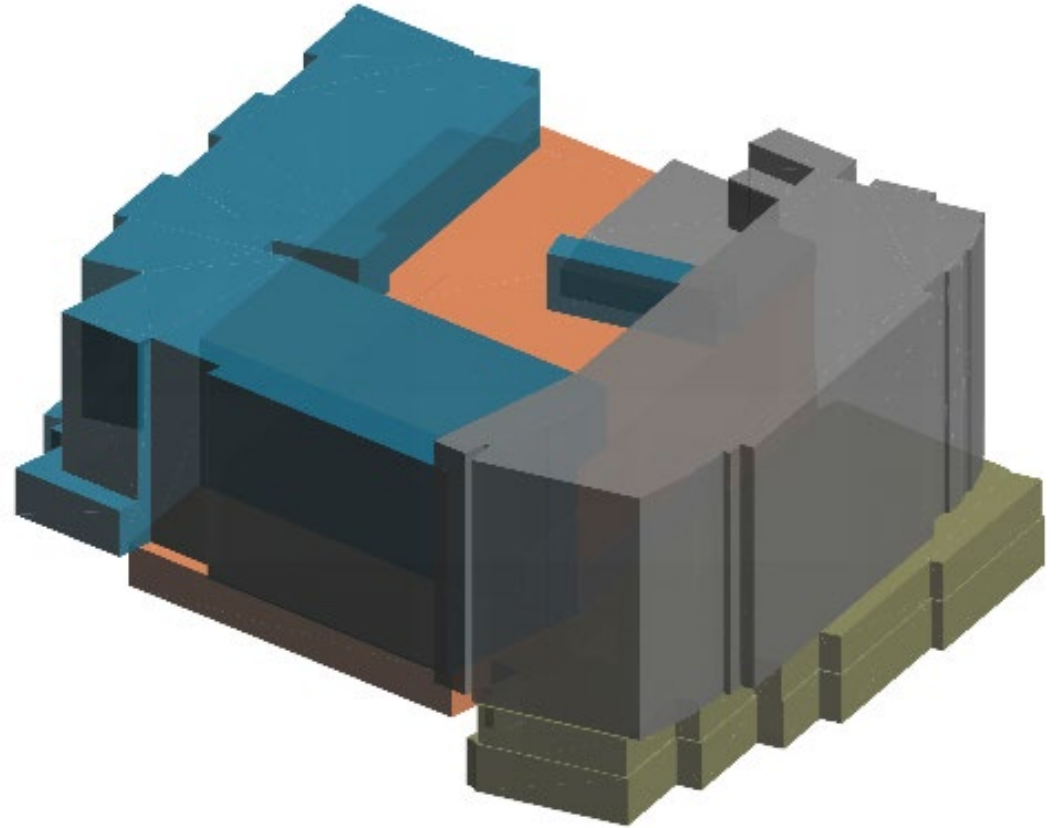
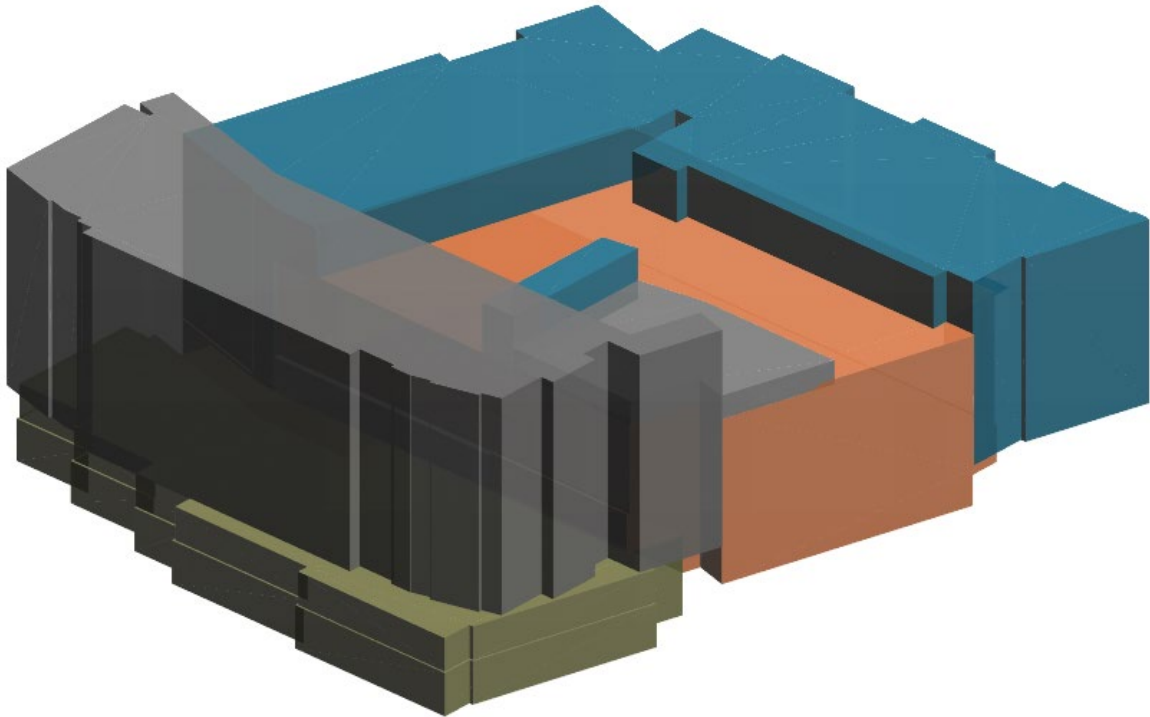
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MILLCREEK COMMON EAST
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106



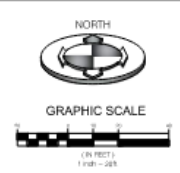
Ownership:

-  – Shared Public/Private Parking Structure
-  – Fine Arts, City Managed Restaurant & Retail
-  – Hotel (Hyatt)
-  – Luxury Residential Condominiums



[illegible]

Time to Stake Out
UTAH811



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DET.
1	WORK MATERIAL & WASTE PER ANNA #102	
2	SPILL WATER OFFSIDE LINE	
3	SPILL CEMENT LATERAL (1/2 IN. MAX. DET. ANNA STG-431)	
4	SPILL CLEAN OUT PER ANNA STG-430	
5	SPILL CEMENT SANDWICHING	
6	SPILL C-100 RASTER SOLUBLE #401	
7	SPILL PER ANNA STG-430 #361	
8	SPILL PER ANNA STG-430 #361	
9	SPILL TRAP PER ANNA #101	
10	FRENCH SECTION PER ANNA STG-430 #400	4300
11	SPILL C-100 RASTER	
12	SPILL C-100 RASTER PER ANNA STG-430	
13	C-100 RASTER PER ANNA STG-430	
14	SPILL PER ANNA STG-430	
15	SPILL PER ANNA STG-430	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY
UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION.
NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR
IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO
BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE.
HOWEVER, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE
UTILITIES IN FIELD. POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR
TO CONTINUING ANY CONSTRUCTION.

NOTE: A 12" OF VERTICAL SEPARATION AND 2' HORIZONTAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN 4' IN CONFLICT.

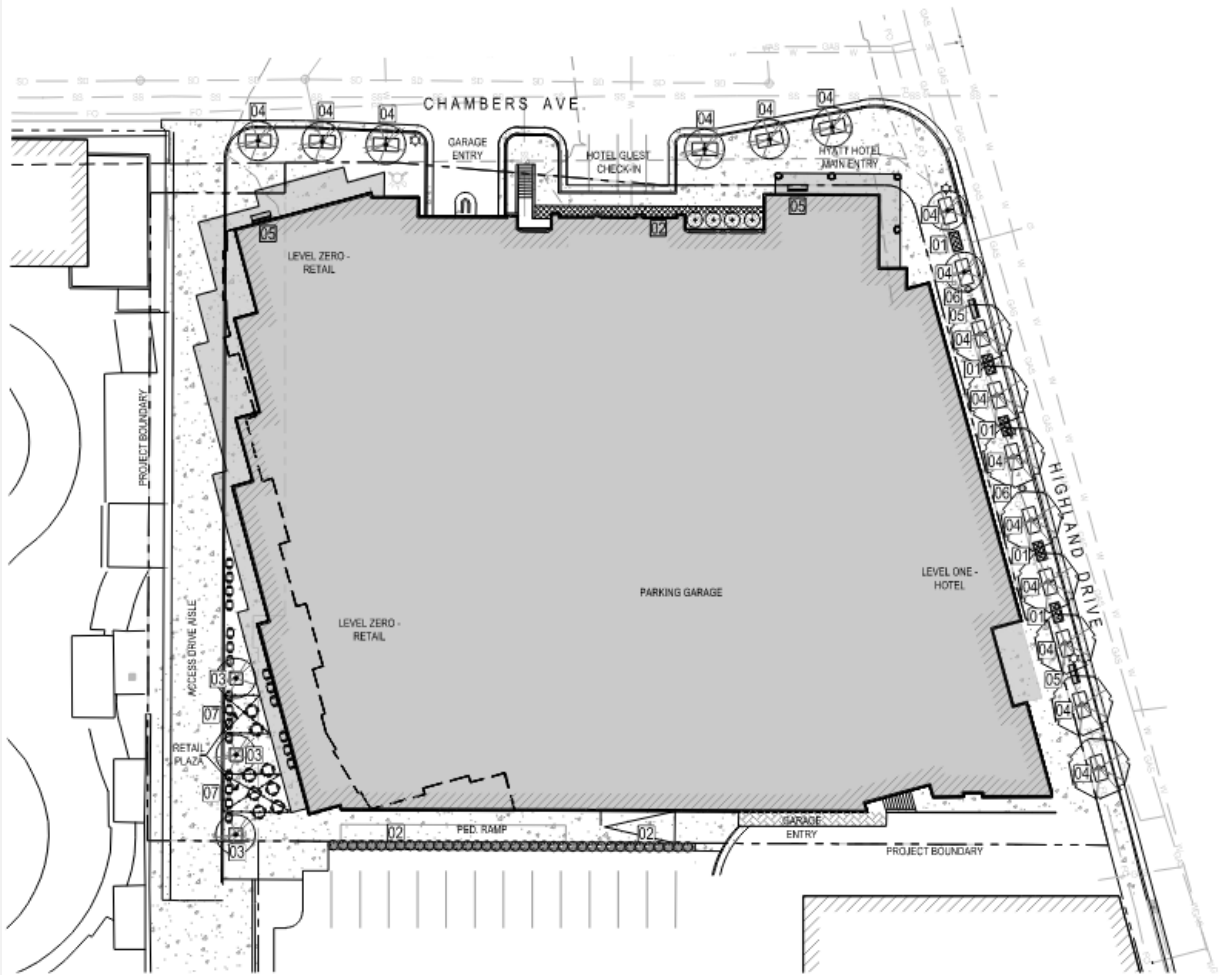
NOTE 8
16" OF VERTICAL SEPARATION AND 12" OF HORIZONTAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE: 12" OF VERTICAL SEPARATION AND 5" OF HORIZONTAL SEPARATION REQUIRED BETWEEN SOWER AND STORM. CONTACT ENGINEER FOR REDSIGN IF NECESSARY.

MILLCREEK COMMON 3210 - 3260 S HIGHLAND DR BENCHMARK ENGINEERING & LAND SURVEYING 1800 3007 5010 (3RD FLOOR) SUITE 400			<table border="1"> <tr> <th>DATE</th> <th>FILE</th> <th>NO.</th> <th>SCALE</th> </tr> <tr> <td>12/15/2014</td> <td>1212255</td> <td>1</td> <td>AS SHOWN</td> </tr> <tr> <td colspan="4"> 1. 1" = 40' HORIZ. DISTANCE 2. 1" = 40' VERT. 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Landscape Plan



LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
11		GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	SKYLINE HONEYLOCUST	45H X 15W
8		ZELKOYA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOYA	45H X 15W
ORNAMENTAL GRASS				
38		PENNISETUM ALOPECUROIDES 'HAIRPIN'	FOUNTAIN GRASS	1 GAL.
EVERGREEN SHRUBS				
39		EUONYMUS FORTUNEI 'COLORATA'	WINTERCREPER	1 GAL.
DECIDUOUS SHRUBS				
4		CORNUS ALBA 'RAILHALO'	IVORY HALO DOGWOOD	1 GAL.
MULCH				
600 S.F.		DECORATIVE STONE MULCH		3" MIN.

SITE ELEMENTS

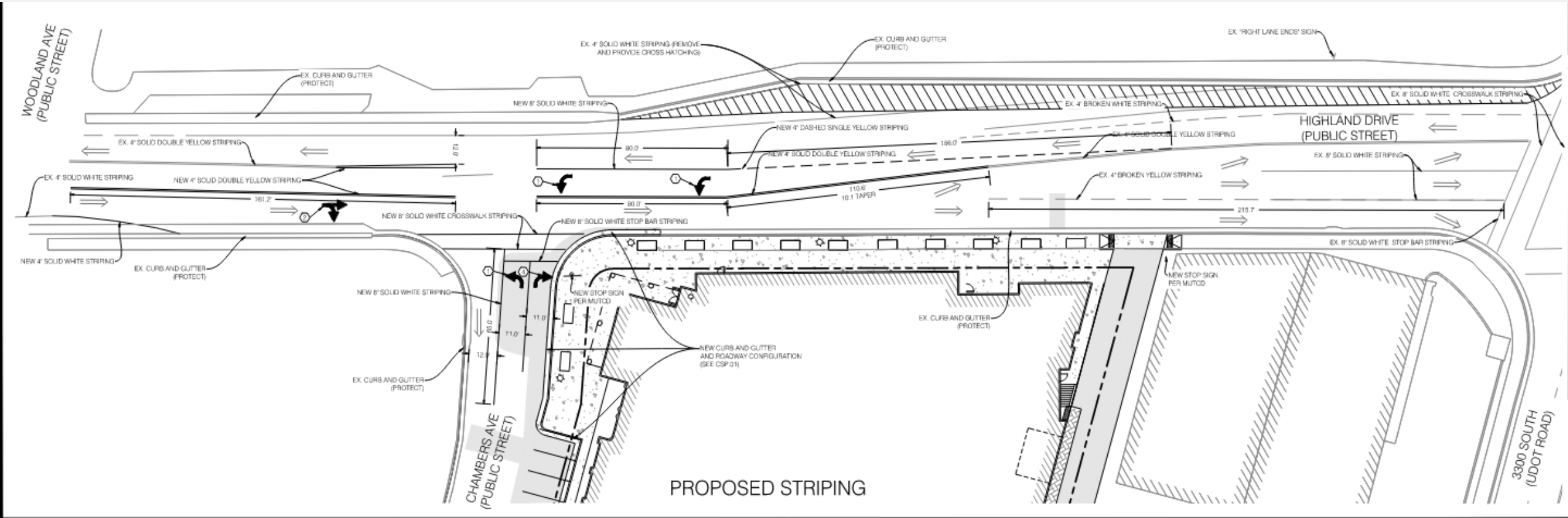
- 01 FREE-STANDING LANDSCAPE PLANTER - 30" HIGH
- 02 BUILT-IN RAISED PLANTER
- 03 METAL TREE GRATE - 4' SQUARE
- 04 METAL TREE GRATE - 4' x 8'
- 05 BENCH w/ BACK REST
- 06 DECORATIVE LIGHT POLE
- 07 CAFE STRING LIGHTS

LANDSCAPE NOTES

- ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
- ALL SHRUB, GROUND COVER AND PERENNIAL BEDS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
- SUBMIT TOPSOIL REPORT PREPARED BY A QUALIFIED TESTING LABORATORY PRIOR TO SOIL PLACEMENT.
- TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
SAND (0.05 - 2.0 mm Dia.) 20 - 70%
CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
THE MAX. RETAINED ON A #10 SIEVE WILL BE 15%
pH RANGE OF 5.5 TO 8.2
MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
FREE OF STONE 3/4" OR LARGER
SOLUBLE SALTS <2 dS/m or mmho/cm
SODIUM ABSORPTION RATION (sar) <6.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- APPLY PRE-EMERGENT TO ALL NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.



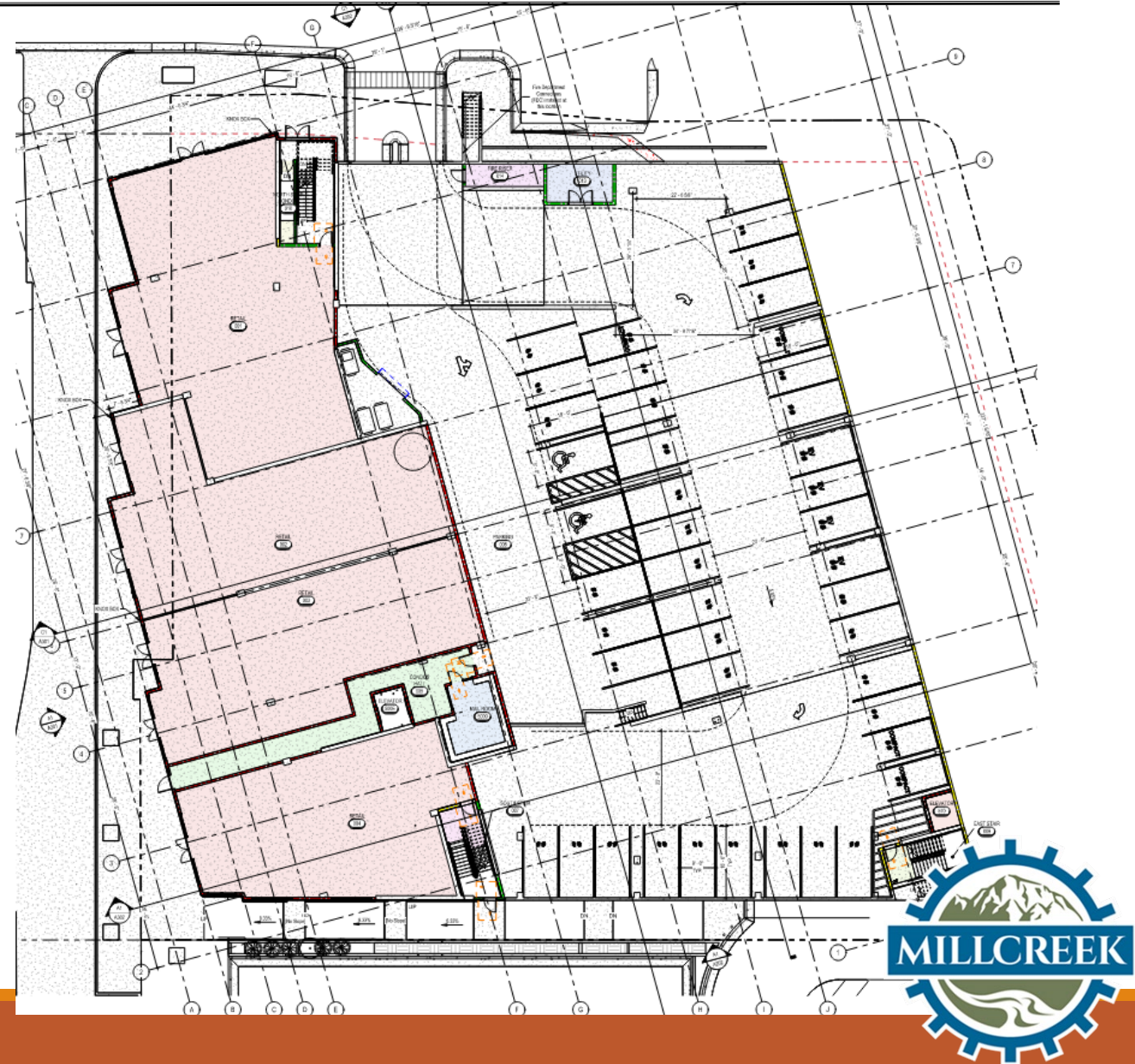
Striping and Signage Plan:



Level Basement – Storage & Condo Parking



Level 1 – Retail & Parking



[illegible]



The Fine Art Inn

BOOKSTORE

COFFEE

Cullen's

RESTAURANT





The Fine Art Inn

BOOKSTORE

COFFEE

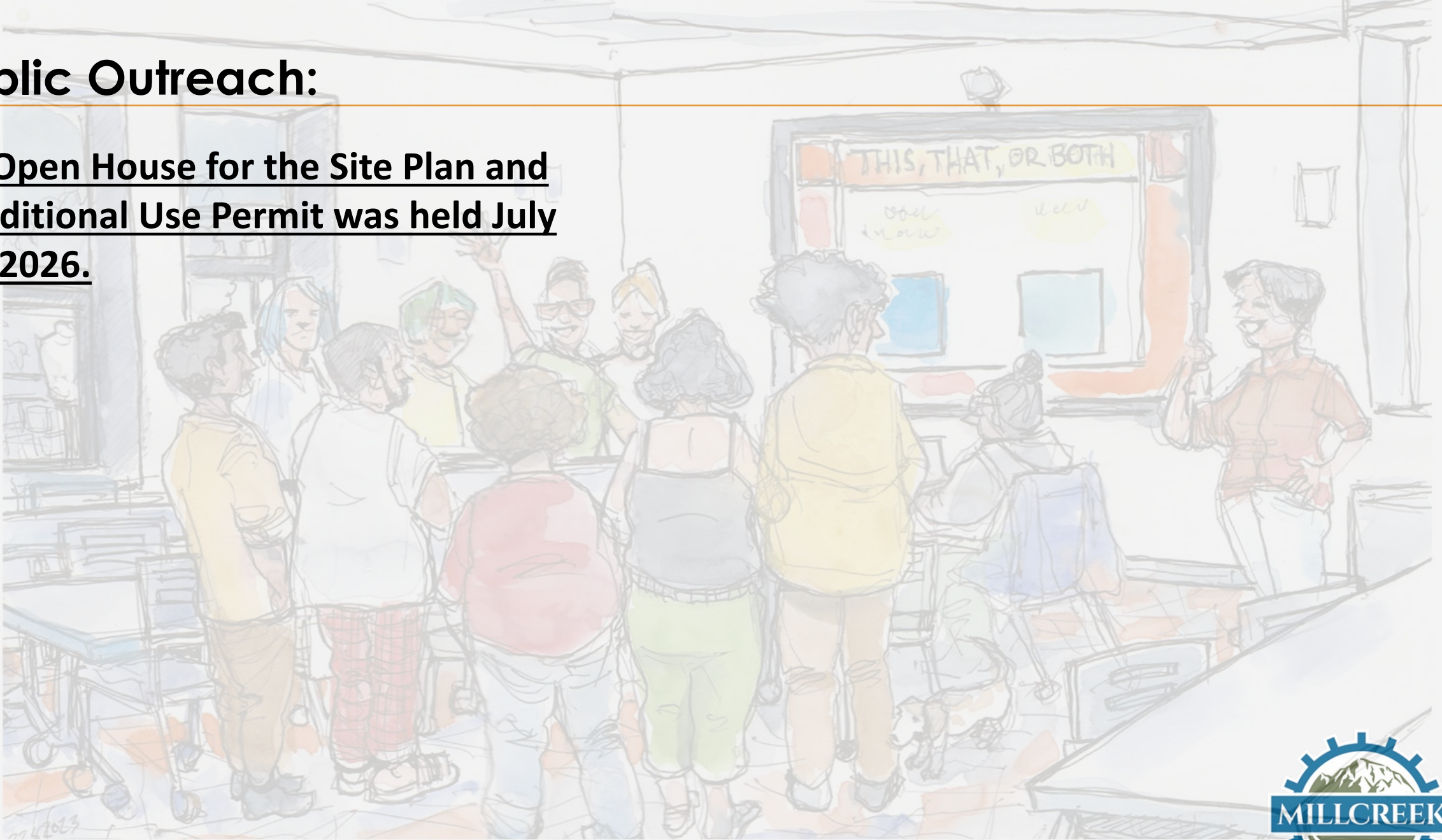
RESTAURANT





Public Outreach:

An Open House for the Site Plan and
Conditional Use Permit was held July
7th, 2026.



Approval Criteria:

The Planning Commission shall consider the following criteria in reviewing all conditional use applications:

The proposed conditional use shall comply with Millcreek ordinances, Federal, and State Statutes, as applicable to the use and to the site where the conditional use will be located; and

The Land Use Authority shall approve a Conditional Use Permit if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use.

(see Staff Report Findings and Conclusions)



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

MOTION READY:

THANK YOU



An aerial photograph of a city street intersection. A large, white, rectangular building with a flat roof is the central focus, situated on the left side of the frame. It is surrounded by several parking lots filled with cars. To the right of the building, a multi-lane road runs horizontally across the image. In the background, there are several multi-story apartment or office buildings. The text "ZM-26-003 – Rezone" and "4244 S State Street" is overlaid on the image in a large, black, sans-serif font.

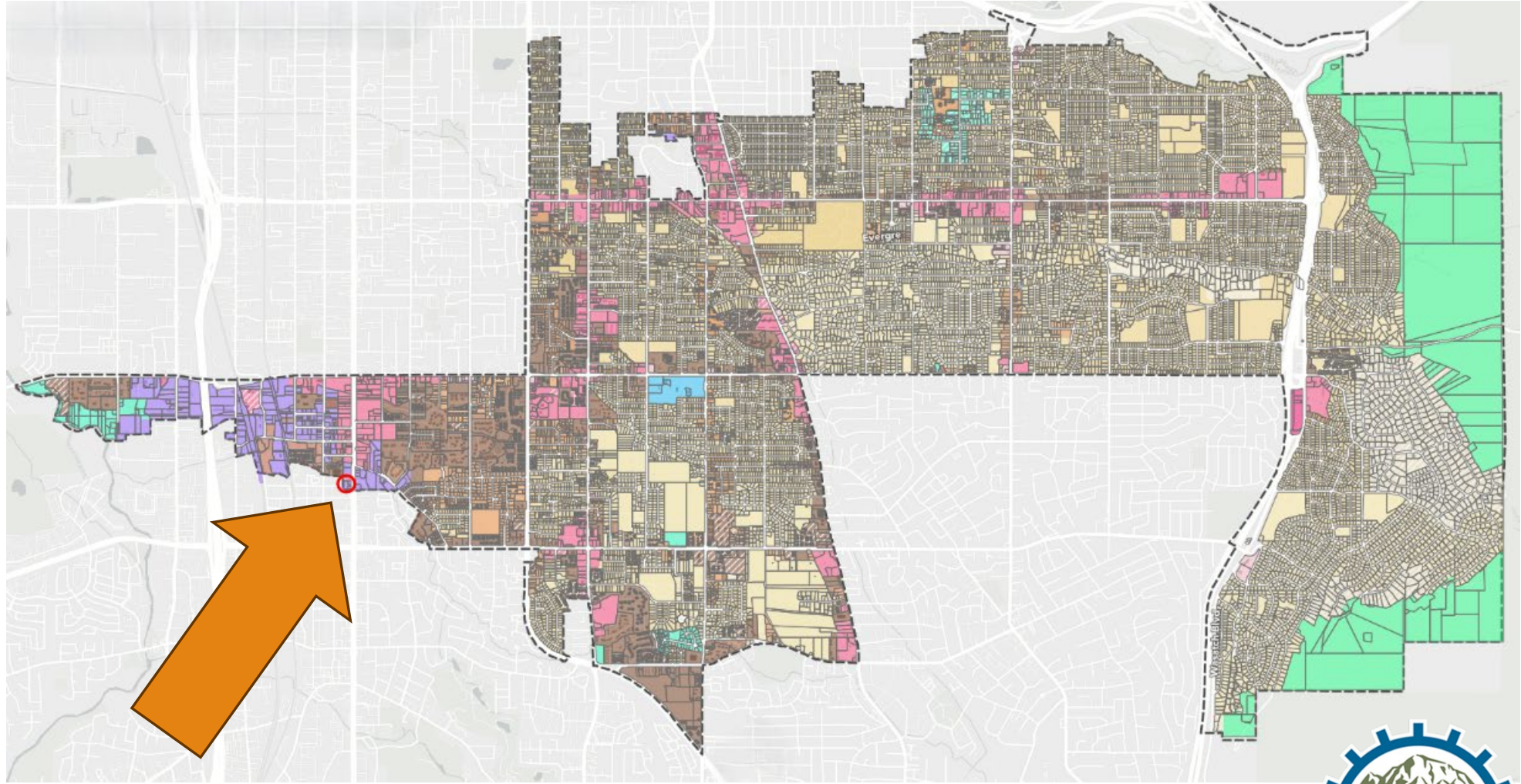
ZM-26-003 – Rezone 4244 S State Street

Tyler Brady



Project Details

The property is located at 4244 S State Street. The subject property can be seen in the red on this map of Millcreek.



Project Details

The property is located at 4244 S State Street. The site is approximately .97 acres and is currently zoned as Manufacturing (M). The site is bounded by State Street, an auto body shop and thrift store to the south, residential uses to the west in Murray, and a bar/restaurant use to the north.

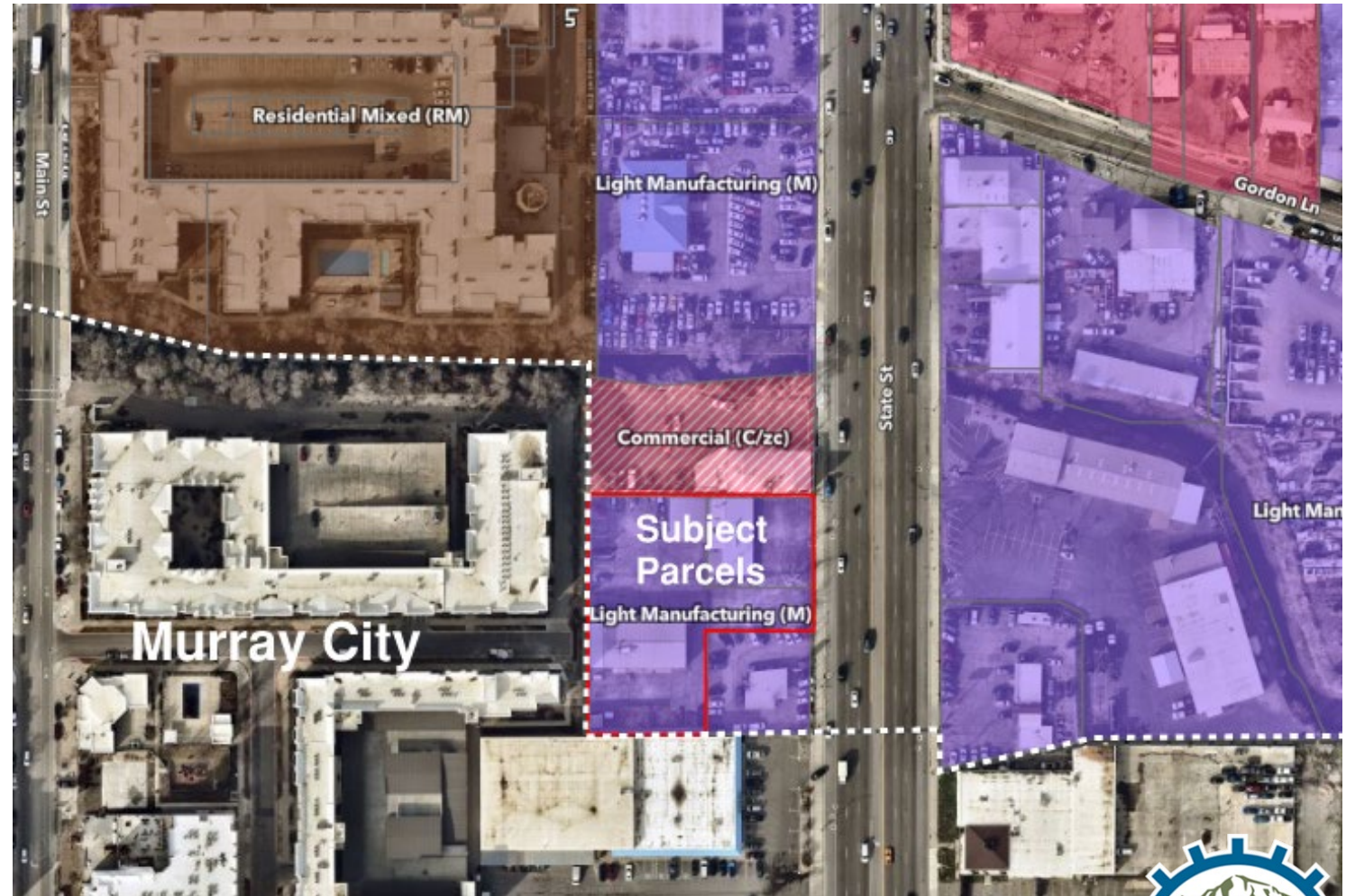
Currently the property has an auto body shop on site that has been in operation for decades. The applicant is applying for a Mixed Development (MD) zone to accommodate a mixed use, affordable housing project that will consist of 115 units and two commercial spaces along State Street.



Project Details

Affordable housing developments in the MD zone are a permitted use. The proposal seeks to build an 85-foot tall, 115-unit structure with three stories of parking below five stories of residential apartments. Two commercial spaces fronting along State Street are also part of the site design.

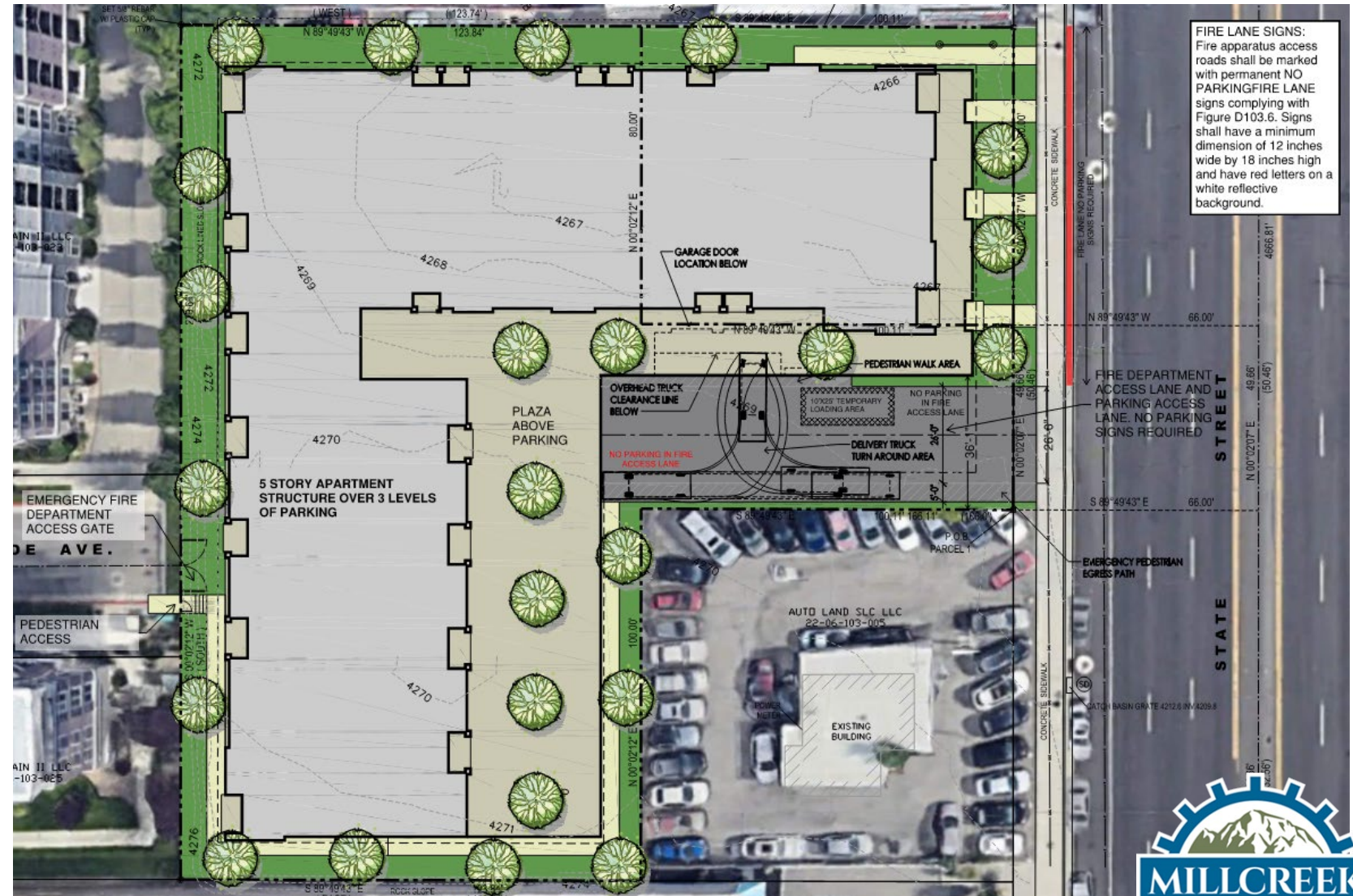
A zoning map can be seen to the right. The subject parcel is along the border of Millcreek and Murray City with Murrays Fireclay neighborhood being immediately west of the site.



Project Details

The proposed site plan can be seen here.

This site plan is conceptual and will need more detail before any building permits are issued. If a rezone is approved, the applicant will apply for a site plan review with staff to ensure the project meets all local and state codes. A full landscape plan, civil plans, architectural plans, and other final plans will need to be drawn up and submitted and reviewed by staff before the project can be built.



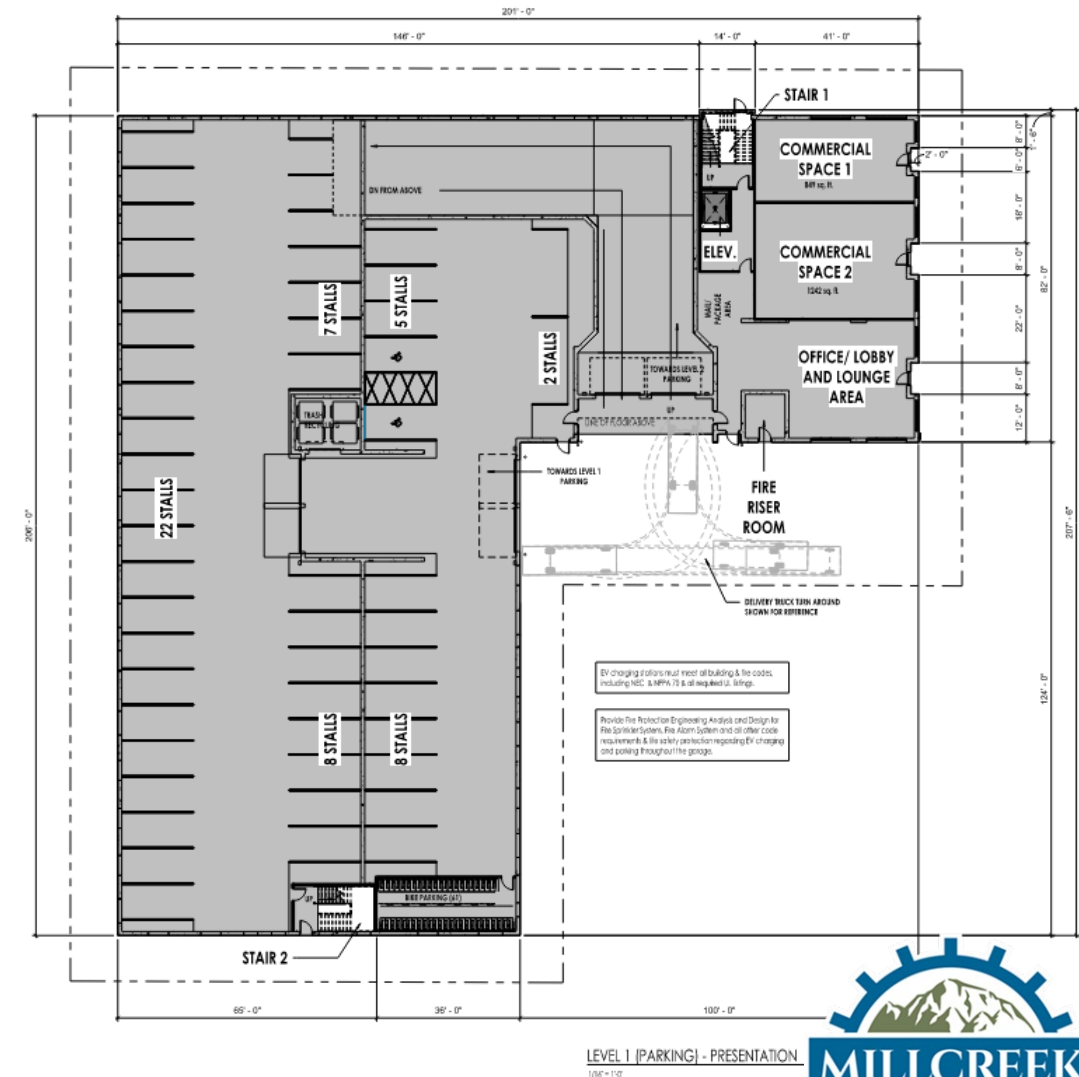
Project Details

The proposed first floor plan can be seen here. The project aims to build 159 parking stalls across three floors of the proposed internal parking structure.

Parking ratios for affordable housing in the MD zone are broken down below:

- 0.75 spaces per 1-bedroom unit – 93 units proposed
- 1 space per 2-bedroom unit – 22 units proposed
- 0.25 spaces per unit for guest parking – 115 total units
- 1 space per 150 sf of commercial space – 2,091 sf proposed

In total this comes to a requirement of **134 spaces** for the proposed project.



Project Details

Any new building in the MD zone must adhere to the design standards found in the Millcreek zoning code. The proposed building and renderings submitted to the city meet Millcreeks design standard requirements. Final building elevations will be reviewed for compliance before any building permits can be issued.



Project Details

The proposal seeks to be 100% affordable housing aimed at residents in the 60% - 80% AMI range for Salt Lake County. The applicant is seeking Low Income Housing Tax Credits (LIHTC) to achieve this affordability benchmark. The Utah Housing Corporation has met with the applicant and put forward a positive recommendation to rezone the land so that LIHTC funds can be applied for.



2479 S. Lake Park Blvd, West Valley City, UT 84120
www.utahhousingcorp.org
P: 801.902.8200

May 1, 2026

Francis Xavier Lilly, AICP
Planning & Zoning Director
1330 East Chambers Ave.
Millcreek, UT 84106

RE: PROPOSED STONEBROOK AFFORDABLE APARTMENTS

Dear Mr. Lilly,

We have met with Tyler Brady and discussed his proposed Stonebrook affordable apartment project in Millcreek, Utah. Utah Housing Corporation is supportive of the proposed affordable multifamily project and would encourage Millcreek City to re-zone the property located at 4244 South State Street so that the owner may submit an application for Low Income Housing Tax Credits for Stonebrook Affordable Apartments in a future round.

Sincerely,

A handwritten signature in black ink, appearing to read "Anna Sullivan", with a long horizontal flourish extending to the right.

Anna Sullivan
Housing Credit Allocation Manager
Multifamily Finance & Development
Utah Housing Corporation

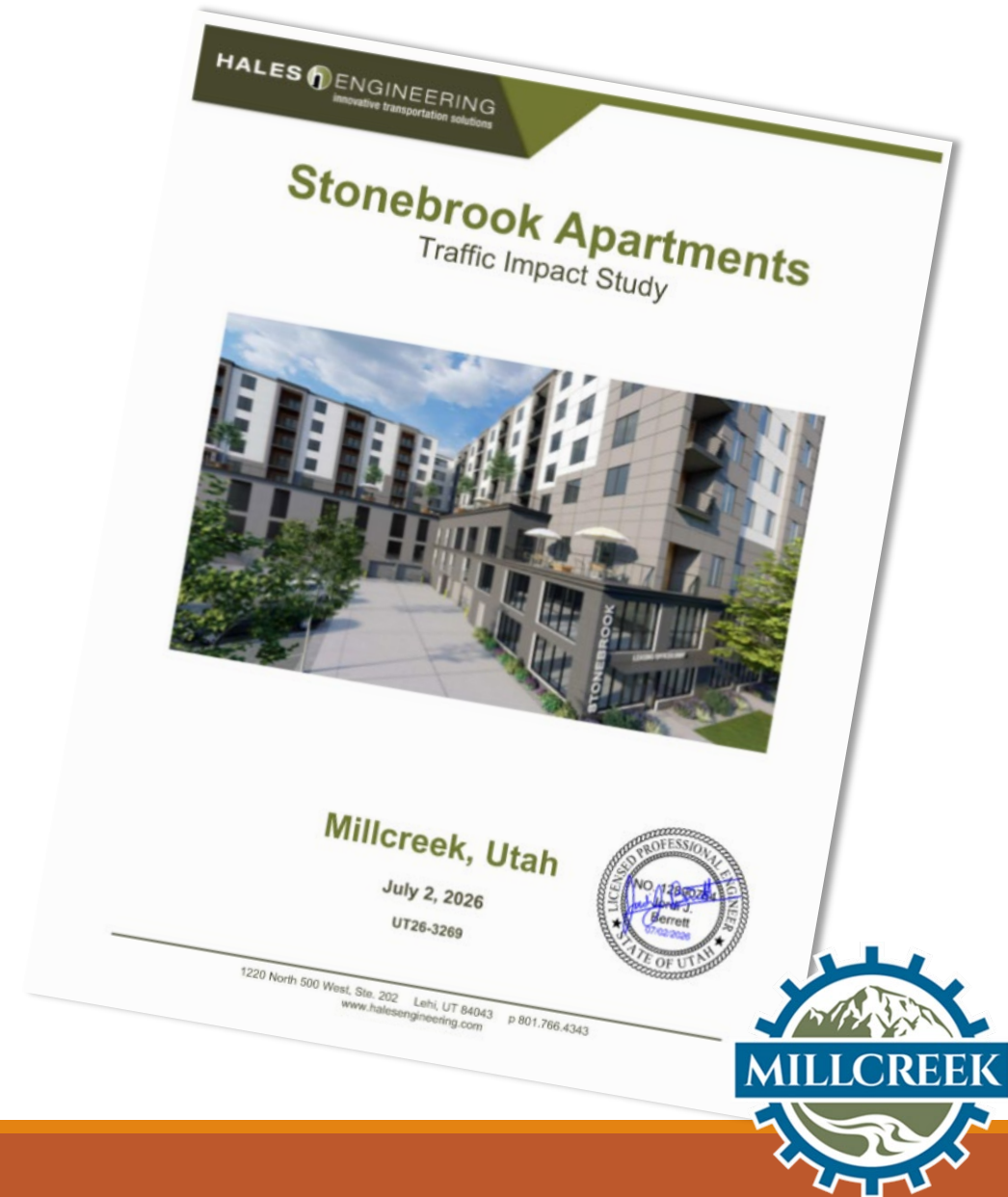


Project Details

Due to the scale of the project, a traffic study was commissioned for this application to ensure that any negative externalities created by this development could be mitigated where reasonable. The traffic study only had two main recommendations. These are listed below:

- Additional striping on State Street for a left turn lane into the development. This is something that would have to be approved and likely carried out by UDOT as State Street is a state managed highway.
- A left turn pocket on the site to allow for vehicles to exit the site without creating a blockage of cars into the development.

More details on the traffic impact study can be found in the accompanying staff report.

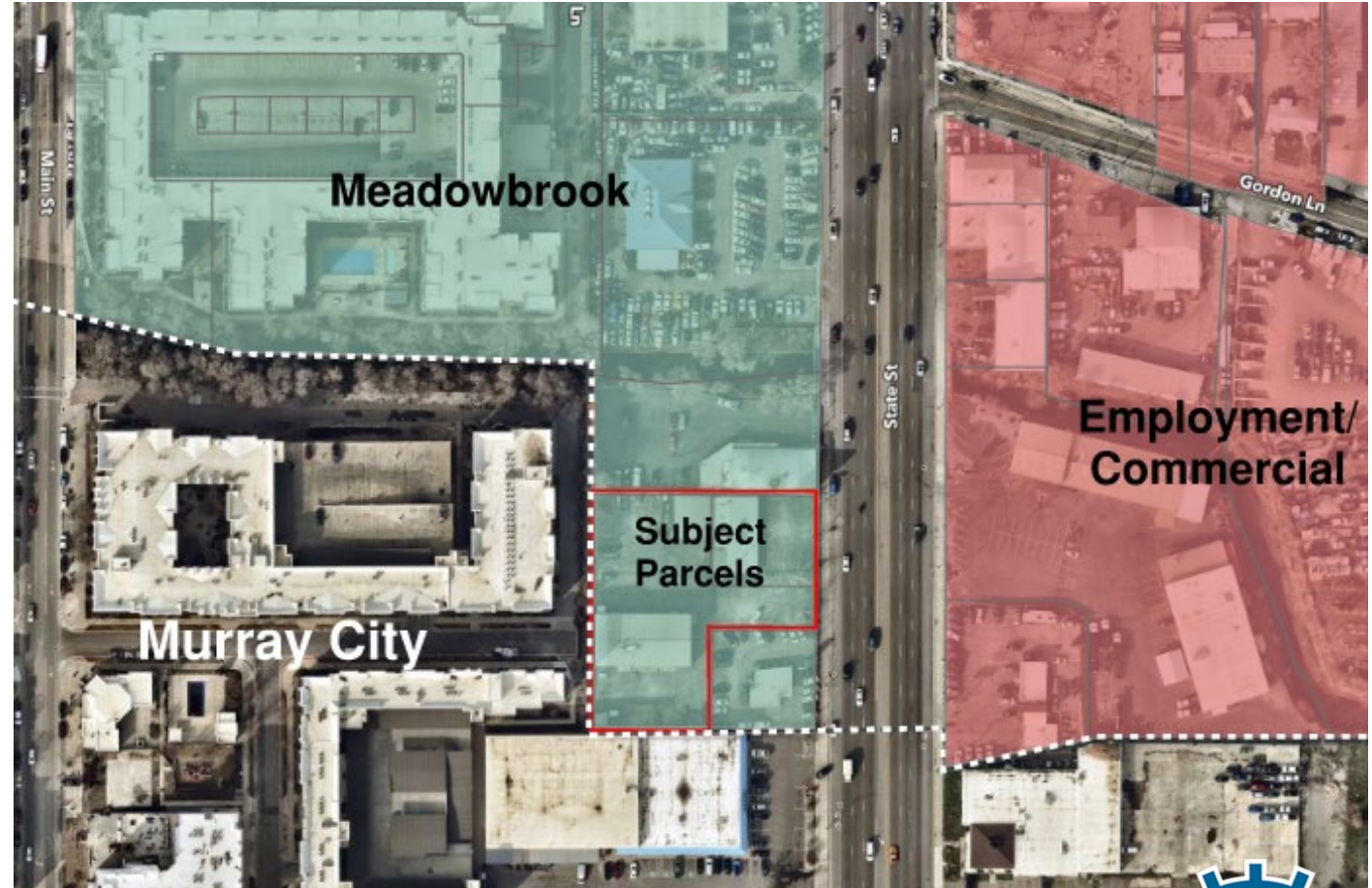


General Plan

When looking to rezone properties, staff reference the Millcreek Together General Plan to see if the proposed rezone meets the goals and strategies found within the plan.

The future land use map laid out in the General Plan shows recommended land uses as development happens within the city.

The future land use map for this area shows the parcels as 'Meadowbrook Center' which defines one of the primary uses in the area as multifamily condominiums or apartments. The proposed rezone to Mixed Development on this parcel fits the use on the future land use map as the MD zone can only be used in the Meadowbrook area of Millcreek.



General Plan

The Millcreek Together General Plan has subchapters that describe specific goals and strategies Millcreek should pursue to further goals such as vibrant gather spaces and unique neighborhoods. The proposed rezone does meets some of these goals and strategies as laid out below:

MEADOWBROOK. GOAL GP-6: Continue to grow and support the Meadowbrook/Main Street Urban Center.

Strategy 6.1: Continue to develop new transit oriented development (TOD) and mixed use supportive base zoning and/or overlays to support the continued development and redevelopment of key corridors and centers.

The proposed development is roughly ¼ mile from the Murray North Trax station, about a 7-minute walk. State Street is also a key corridor in Millcreek making this development well located to meet some of the goals laid out for the Meadowbrook area of Millcreek.



Master Plan

Besides the Millcreek General Plan, the Meadowbrook area is discussed in other area plans, specifically the Murray North Station Area Plan (MNSAP) which looks to enhance walkability near the Murray North Trax station, add more affordable housing to the area, and create a diverse mix of uses in the area.

This proposed development is not part of the 'core area' outlined in the MNSAP but is within the study area of the plan and meets many of the goals and objectives found within the plan. An image of the study area can be found to the right with the subject property highlighted in red.



Development Agreement

Like many rezones, this application is accompanied by a development agreement that outlines the layout of the site and uses for the site. The draft development agreement outlines the site plan shown in this presentation as well as proposed elevations and a limitation that the project will be an affordable housing development.

Development agreements run with the land meaning if the applicant chooses to sell the property to a separate developer, they will be beholden to the specifics laid out in this development agreement unless they seek a development agreement amendment through the City Council which is a discretionary application.



Neighborhood Meeting, Open House, and Notices

The applicant held a neighborhood meeting as required by code in Fall of 2025. Only one resident attended the meeting and discussed the project with the applicant. They did not have any concerns at the time.

On the July 7th Planning Open House meeting, no residents attended to discuss the project, however, a Millcreek Community Council member and staff talked with the applicants representative about the project, history, and neighborhood.

Staff received no phone calls or emails regarding this application.



Process

Rezone / Development Agreement

We are currently in the rezone step of this application. For the rezone to be granted, City Council must make a decision and choose whether or not to adopt the accompanying development agreement. This part of the process is discretionary, and City Council is informed by the recommendation of Planning Commission, staff, and residents.

Site Plan Process

If the rezone is approved, the applicant will have to apply for a site plan application to build the proposed development in accordance with the details outlined in the Development Agreement. Site plan applications are reviewed by Millcreek staff on an administrative basis, meaning once the plans meet all the standards found in local and state code, as well as what is outlined in the development agreement, the applicant can proceed to file building permits.



Findings & Conclusions

Findings

- The property is currently zoned (M) Manufacturing,
- The current use of the property is commercial for an auto body shop,
- The future land use map designates this area as 'Meadowbrook Center',
- The applicant is seeking to build an affordable housing development,
- The proposed plans call for 159 total parking stalls,
- A development agreement has been entered into for this project.

Conclusions

- The applicant is seeking an MD (Mixed Development) zoning designation,
- An MD designation permits residential housing development,
- The MD zone is only allowed with the Meadowbrook Center area of Millcreek,
- The MD zone permits affordable housing and the Utah Housing Corporation supports affordable housing in this area,
- The minimum required parking for this project is 134 spaces for commercial businesses, residents, and guest parking,
- Millcreek and the applicant will draft and adopt a development agreement for this project.



Staff Recommendation & Model Motion

Staff Recommendation

Planning staff have reviewed this application and has found it to be in compliance with local zoning codes and ordinances if the rezone is approved. The applicant has worked with the Planning Department to ensure the proposal meets standards found in the zoning code and engineering codes. Staff recommends discussing this proposal at the Planning Commission hearing and asking questions to staff and the applicant about the project and other details of the proposal.

Model Motion

I move that the Planning Commission forward a positive recommendation to the Millcreek City Council application, file number (ZM-26-003), based on the findings and conclusions found in the staff report.



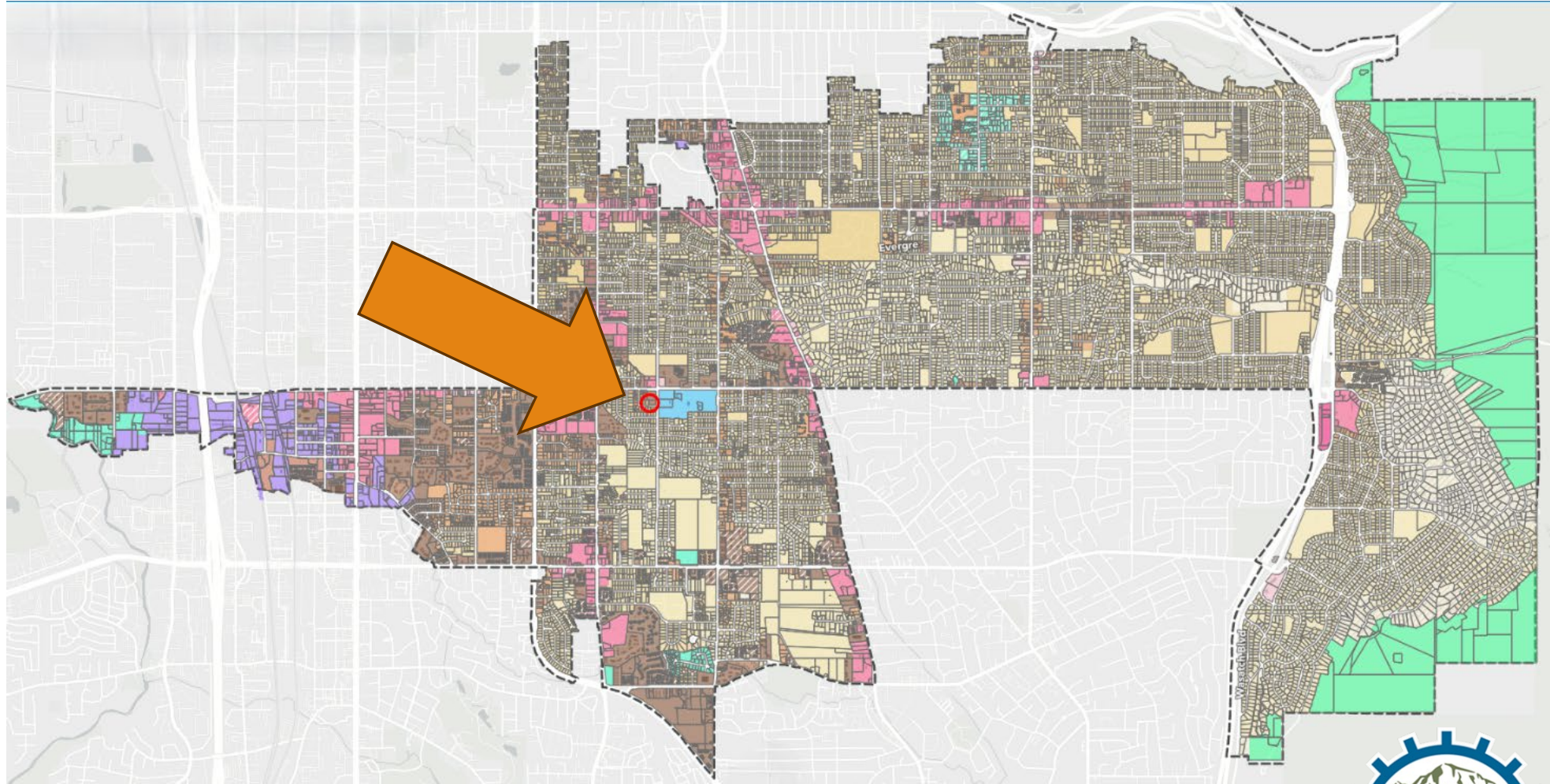
ZM-26-009 – Rezone
1059 E 3950 S & 1100 E 3946 S

Chris Bick – Representing St. Marks Hospital



Project Details

The property is located at 1100 E 3950 S. The subject property can be seen in the red on this map of Millcreek.

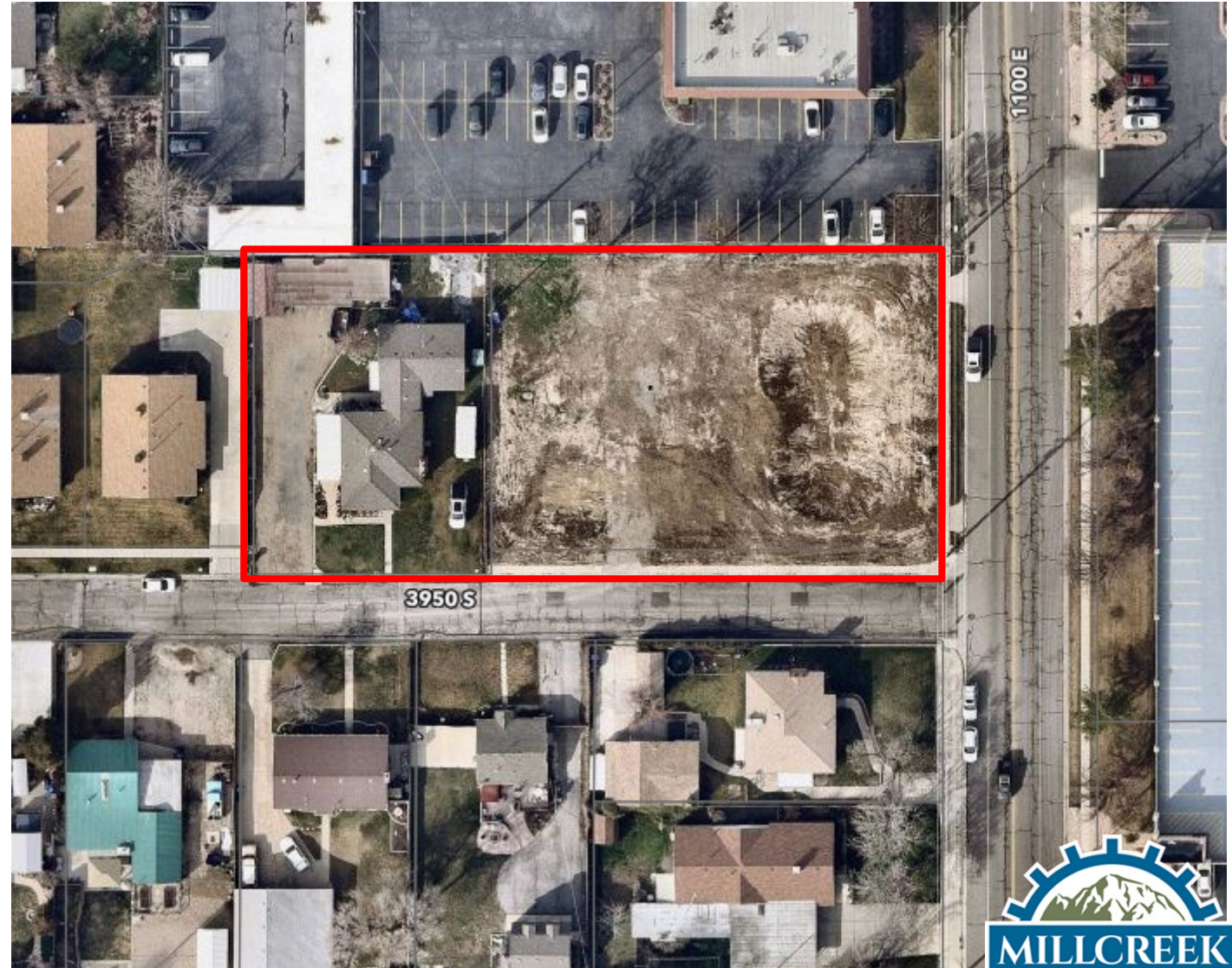


Project Details

The property is located at 1059 E 3950 S & 1100 E 3946 S. The site is approximately .94 acres and is currently zoned as Residential Mixed (RM) and R-2-8. The site is bounded by 1100 E, 3950 S, residential uses to the west, and office uses to the north.

Currently the property has a single house at 1059 E 3950 S and the neighboring parcel at 1100 E 3946 S is vacant. 1100 E 3946 S use to be two parcels that together had 3 residential buildings that totaled 4 units.

In 2025 St. Marks applied for and received site plan approval for an office on 1100 E 3946 S with an oversized parking lot, however, this use has not been built.



Project Details

The applicant is requesting a rezone to the Commercial (C) zone to build a parking lot. This is a conditional use in the C zone.

The proposal seeks to construct a parking lot for St. Marks employees to alleviate parking constraints on the St. Marks campus.

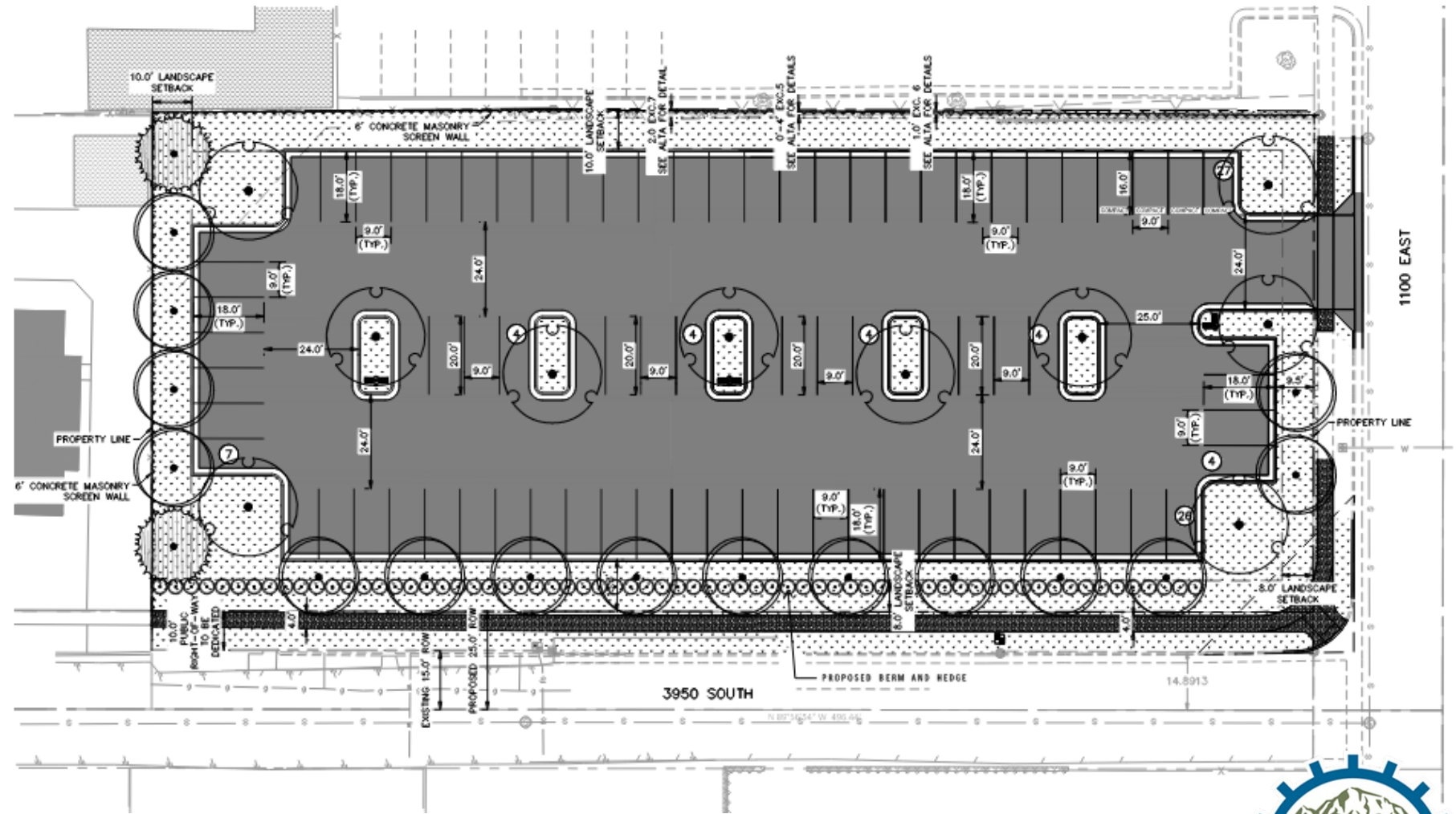
A map of the current zoning can be seen to the right. The subject parcels span both the RM zone and R-2-8 zone which do not allow for parking as a primary use.



Project Details

A proposed site plan for the parking lot can be seen on the right.

The proposed lot includes a masonry wall on the northern boundary to reduce noise pollution, one drive access off of 1100 E, and a landscape buffer along 3950 S and the residential property immediately west of this site.



General Plan

When looking to rezone properties, staff reference the Millcreek Together General Plan to see if the proposed rezone meets the goals and strategies found within the plan.

The future land use map laid out in the General Plan shows recommended land uses as development happens within the city.

The future land use map for this area shows the parcels as 'Neighborhood 1' which defines primary uses in the area as single-family homes. The proposed rezone to commercial on these parcels does *not* fit the future land use map.



General Plan

The Millcreek Together General Plan has subchapters that describe specific goals and strategies Millcreek should pursue to further goals such as economic resilience. The proposed rezone does meet some of these goals and strategies as laid out below:

BUSINESS CULTURE. GOAL E-2: Cultivate a business culture that allows existing establishments to grow in place, draws new firms to Millcreek and encourages more homegrown enterprises.

Strategy 2.2: Support the establishment and expansion of commercial businesses that produce goods locally, increase local spending and provide needed goods and services to local residents and businesses in Millcreek

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

St. Marks is Millcreek's largest employer and provides healthcare services for residents of Millcreek and the surrounding area. St. Marks is an important partner for Millcreek economically and as an employer. Ensuring the long-term viability of St. Marks to stay and grow in Millcreek is imperative for the city.



Neighborhood Meeting

In April, St. Marks hosted a neighborhood meeting as required by the Millcreek during any rezone process. The meeting was well attended with over a dozen nearby residents attending and voicing concerns about the proposal. A full breakdown of the neighborhood meeting can be found in the staff report. The main concerns brought up by residents are listed below:

- Increased traffic on 3950 S, especially with a drive access onto 3950 S
- Increased parking pressure along 3950 S
- Increases in noise since the demolition of the existing houses on the site
- Further encroachment by St. Marks into the future
- Property values of the area after the parking lot is completed
- Construction timeline
- On site security and safety
- On site lighting and light bleeding out of the site, especially at night
- Safety of residents and their children with the increased traffic
- Safety of residents and parking lot users when crossing 1100 E

Since this meeting staff have worked with St. Marks to best address these concerns and come to a design that mitigates as many of these concerns as possible.



Development Agreement

Like most rezones, this application is accompanied by a development agreement that outlines the layout of the site and a few separate improvements to the site and area that would not otherwise be required in the C zone. The development agreement lays out these following site specifics:

- Main vehicular access off of 1100 E instead of 3950 S
- Added masonry wall along the northern property line to reduce noise pollution from 3900 S
- Increased tree and landscape density along the southern border of the site
- New crosswalk to be installed at the intersection of 1100 E and 3950 S

These specifics come from info gathered during the neighborhood meeting and traffic study for the site.

It is worth noting that development agreements do have expiration dates meaning that in the future if St. Marks wishes to develop the site, or sell it, a new property owner can develop the site in line with the standards found in the C zone. To reduce the potential of a development that is out of character with the neighborhood in the future, staff is considering adding a zone condition that would limit the site to solely parking lot usage. This would require any future development on the site to first have to go through a rezone process to remove the zone condition, which is ultimately a discretionary decision made by the City Council.



Planning Open House / Notices

The applicant attended the regularly scheduled planning open house on July 7th. No residents showed up to discuss the project, however, two members of the Millcreek Community Council attended and asked questions of the applicants.

Notices were sent out on June 23rd to all residents within 600 feet of the subject parcels and posted on property. Staff have only received one phone call about the project, mainly about how many properties were being proposed for rezoning with this application.



Process

Rezone / Development Agreement

We are currently in the rezone step of this application. For the rezone to be granted, City Council must make a decision and choose whether or not to adopt the accompanying development agreement. This part of the process is discretionary, and City Council is informed by the recommendation of Planning Commission, staff, and residents.

Conditional Use Process

If the rezone is approved, the applicant will have to apply for a conditional use application to build the proposed parking lot in accordance with the details outlined in the Development Agreement. Conditional use permits are granted by the Planning Commission on an administrative basis, meaning the conditional use permit must be granted if the applicant can show that their proposal will not create any new detrimental effects to the city and neighborhood that cannot be reasonably mitigated. If the applicant is granted a conditional use permit, they may begin pulling the necessary permits required for construction.



Findings & Conclusions

Findings

- 1059 E 3950 S is currently zoned R-2-8,
- 3946 S 1100 E is currently zoned RM,
- Both properties are designated as 'Neighborhood 1' on the future land use map,
- A development agreement has been entered into between St. Marks and Millcreek,
- A commercial parking lot is being proposed for the properties,
- A traffic impact study was commissioned for this project.

Conclusions

- Both properties are seeking a Commercial zoning designation,
- The future land use map does not support a commercial zoning designation at this location,
- The development agreement outlines the site layout and use,
- Commercial parking lots are permitted in the Commercial zone,
- The traffic impact study recommended one access off 1100 E and a crosswalk at 3950 S 1100 E.



Staff Recommendation & Model Motion

Staff Recommendation

Planning staff have reviewed this application and has found it to be in compliance with local zoning codes and ordinances if the rezone is approved. St. Marks has worked with the Planning Department to implement changes to the project to reflect concerns of staff and neighbors. Staff recommends discussing whether a zone condition limiting the use of the property to a commercial parking lot would be warranted in this case to ensure that a more intensive commercial use cannot occupy this site in the future without going through a legislative process first.

Model Motion

I move that the Planning Commission forward a positive recommendation to the Millcreek City Council application, file number (ZM-26-009), based on the findings and conclusions found in the staff report.

