

2025 AND 2026 LEGISLATIVE CHANGES AND
OTHER MATTERS INVOLVING MUNICIPAL
ELECTIONS THAT THE CITY ATTORNEY
THINKS IS IMPORTANT



GENERAL RECORD KEEPING

- Utah law and City law require that a candidate deposit contributions in a separate campaign account in a financial institution. May not deposit or mingle any campaign contributions received into a personal or business account.
- If you start receiving contributions before filing your declaration of candidacy, I recommend that you deposit them in a separate account and keep records of **every contribution and expenditure** from day one.
- Those early contributions and expenditures will generally be included on your first required campaign finance statement if they have not previously been reported.

PRIMARY

- NEW: Candidates must file a campaign finance statement with the city recorder no later than seven days before the Tuesday following the first Monday in August (July 27, 2027) before the regular primary municipal election (primary election day)

PRIMARY-ELIMATED

- Must file with the city recorder a campaign finance statement within 30 days of the municipal primary election.

PRIMARY-NOT ELIMATED

- 28 days before the day on which the municipal general election is held;
- seven days before the day on which the municipal general election is held;
and
- 30 days after the municipal general election is held

NO PRIMARY

- 28 days before the day on which the municipal general election is held
- Seven days before the day on which the municipal general election is held;
and
- 30 days after the day on which the municipal general election is held

H.B. 479 (2026)

- Further restrictions on voting by mail.
- Requiring voters periodically to renew mail-ballot eligibility.
- Additional identification requirements for returning ballots.
- Increased use of staffed ballot drop boxes.

S.B. 153 (2026)

- Expanded public availability of voter registration records.
- Modified voter privacy protections.
- Created procedures allowing certain voters to seek protected status.

S.B. 153 (2026)

- Effect: changes what voter-registration data is public vs. private (reclassifying many fields public unless the voter is “at risk” and opts into protections) and limits unlawful uses — alters candidates’ and campaigns’ access to voter data and how campaigns must handle that data.
- Ballots, including mail-in ballots, generally must now be received by Election Day rather than merely postmarked by Election Day.

USE OF CAMPAIGN FINANCES

- Utah Code 10-3-209(4) provides that a candidate may not use money deposited in a campaign account for a personal use expenditure. Utah Code 10-3-209(1)(c) is very broad and includes rent, mortgage, utilities, car payments, household food items and supplies, limited clothing, admission to recreation or sporting events, vacations, etc.

USE OF CAMPAIGN FINANCES

- Effective May 5, 2026, [Utah Code 10-3-209.1](#) requires that if you declare as a candidate or receives contributions, makes expenditures, or gives consent for any other person to receive contributions or make expenditures to bring about the person's individual's nomination or election to a municipal office you are required to file a year-end summary report with the municipal recorder no later than 5:00 p.m. on January 10 of the year after the municipal general election is held.

USE OF CAMPAIGN FINANCES

- This obligation continues until the statement of account dissolution and final summary report are filed. Account dissolution requires that the candidate is no longer receiving contributions and is no longer making expenditures, that the ending balance on the most recent year-end summary report filed under is zero, that the balance in the campaign account is zero, and that the final year-end summary report shows a zero balance. [Utah Code 10-3-209.3](#)

USE OF CAMPAIGN FINANCES

- Before filing a statement of account dissolution, the candidate must dispose of any money remaining in the campaign account, returning the money to donors, donating the money to an organization that is exempt from federal income taxation under Section 501(c)(3), Internal Revenue Code, or making another lawful expenditure of the money for political purposes (not personal expenditure).

ADVERTISING

- Effective May 6, 2026, H.B. 112 provides that Facebook, Instagram, X, YouTube, TikTok, and other paid online advertisements are expressly treated as political advertisements under Utah law.
- Required disclaimer language must accompany digital political advertising.

ADVERTISING

- A city **may not prohibit** a political sign on a park strip when:
- The person posting the sign:
 - owns or lawfully occupies the adjacent property; and
 - is responsible for maintaining the park strip; **or**
- The person has permission from the adjacent owner/occupant who maintains the park strip

ADVERTISING

- Political signs may not be attached to:
- utility poles;
- light poles;
- electric utility boxes;
- traffic control devices;
- railroad signs or signals.

QUESTIONS



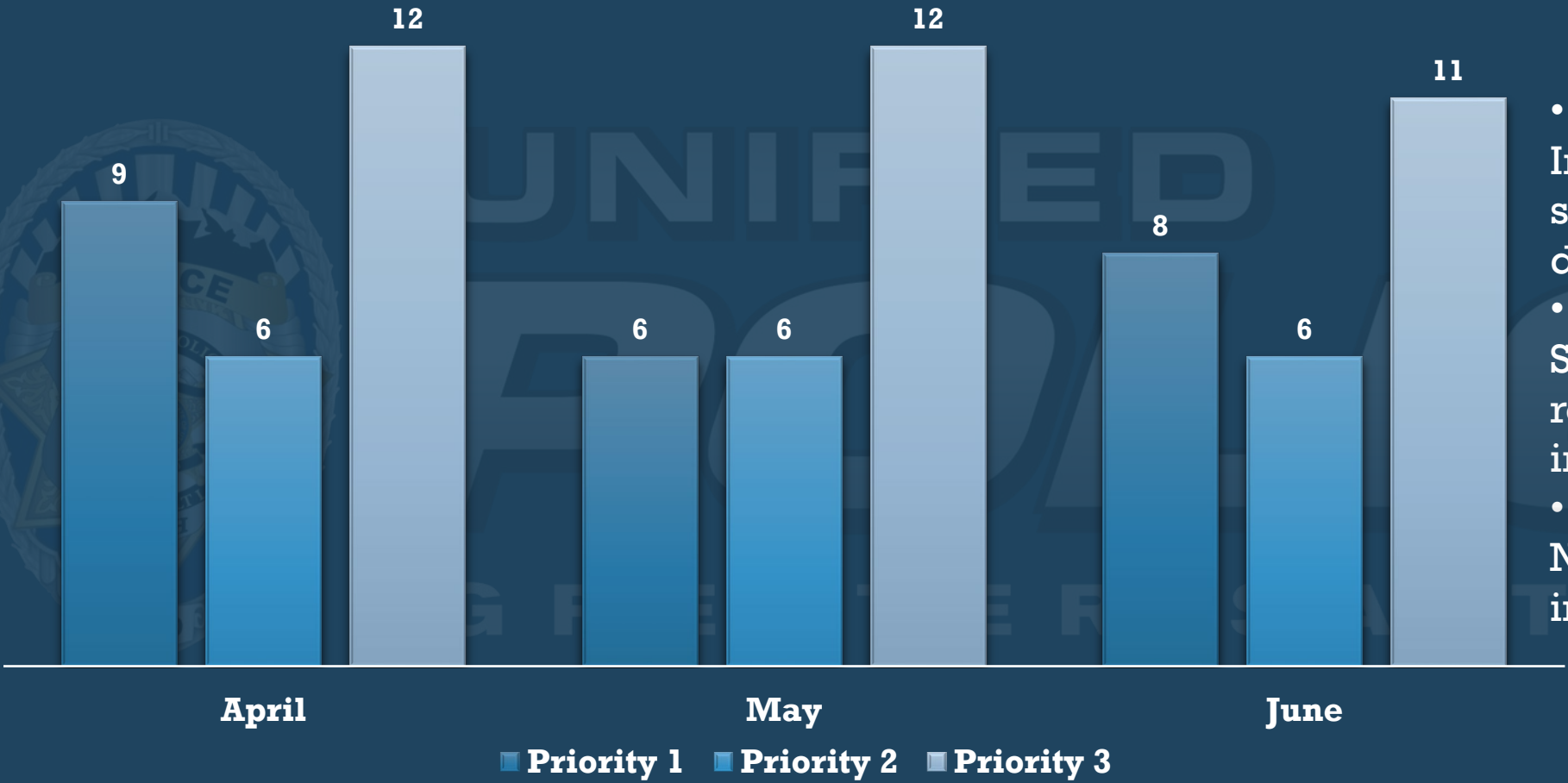


UNIFIED
POLICE
GREATER SALT LAKE

MILLCREEK CITY - JUNE 2026



POLICE RESPONSE TIMES MILLCREEK-UPD



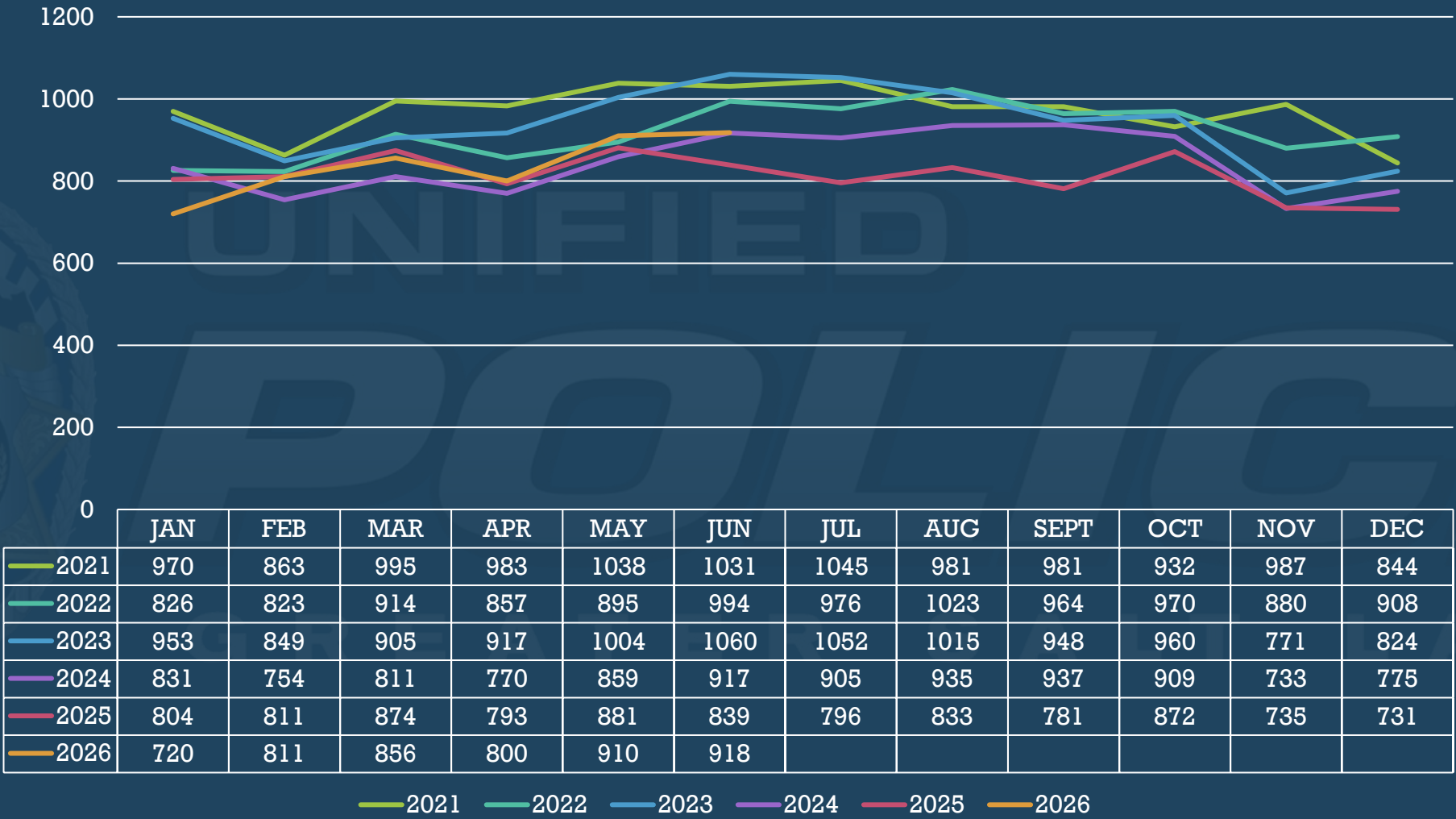
- **Priority 1: (Emergency)**
Immediate threats to life, safety, or serious property damage.
- **Priority 2: (Urgent)**
Situations requiring a quick response but not posing an immediate danger to life.
- **Priority 3: (Routine)**
Non-urgent calls that do not involve immediate risks.

****Time in minutes****



MILLCREEK CITY

Millcreek Precinct Case Trend

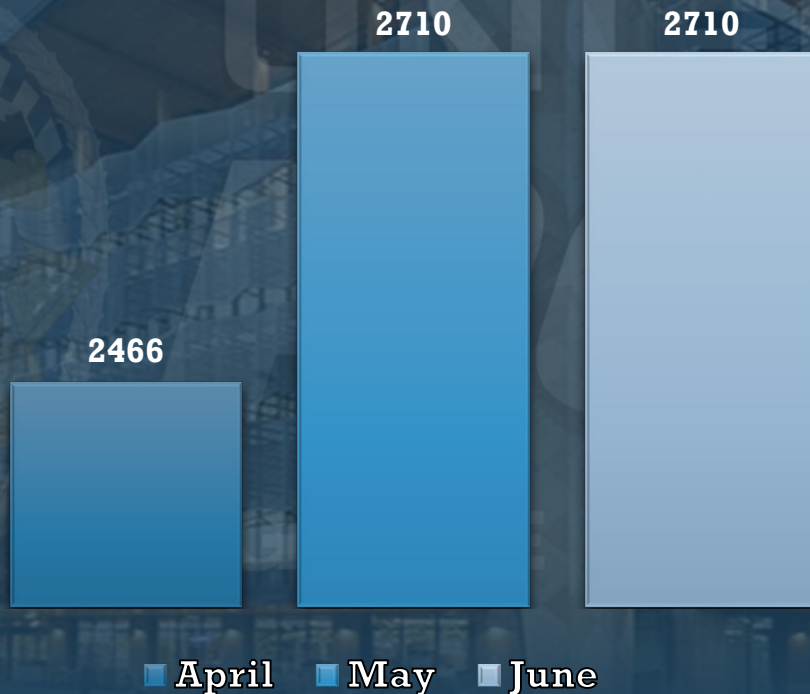




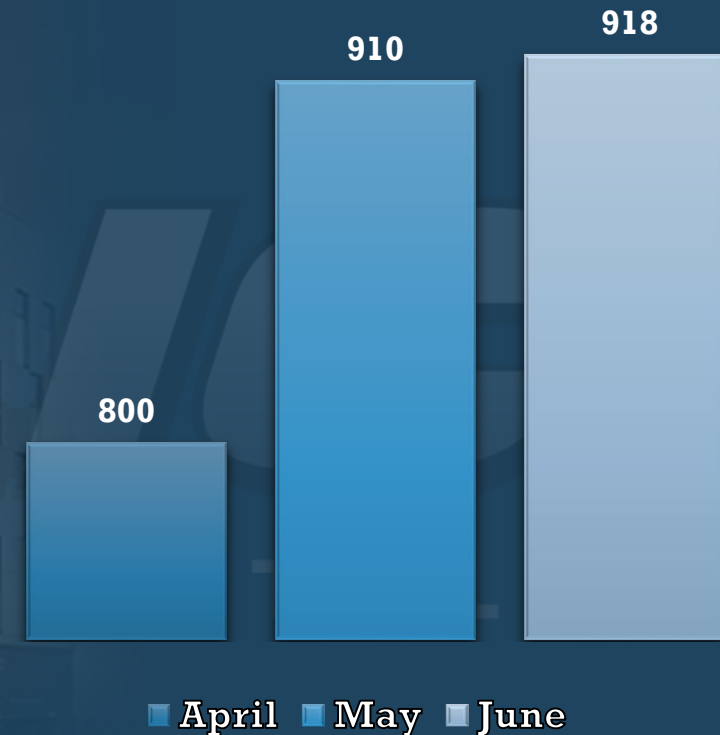
Millcreek City



Calls For Service



New Police Reports



MILLCREEK UNIFIED POLICE JUNE 2026

- TRANSIENT CALLS: 76
- MENTAL HEALTH CALLS: 49



MENTAL HEALTH UNIT TO CRISIS RESPONSE UNIT

This change will better reflect the services we provide while helping reduce some of the stigma associated with the term "mental health." A person in crisis does not necessarily have a mental health disorder, and our current unit name can sometimes create barriers when connecting with members of the community. Our mission is to assist individuals experiencing a crisis, whether that crisis is related to mental health, substance use, personal circumstances, or another situation requiring specialized support.

MILLCREEK CITY - UPD TRAFFIC STATS

JUNE 2026

- 291 Citations Issued
- 14 DUI Arrests
- 46 Accidents Reports
- 24 Hit and Runs



Millcreek City Directed Enforcement Unit (DEU) Stats

June 2026



Operational Summary:

- 14 Cases
- 24 Arrests
- 10 Search Warrants Served
- 3 Recovered Stolen Vehicles

Seized:

- 1 Handgun
- 38 g of Ecstasy
- 1000 Fentanyl Pills
- 3 oz of Heroin
- 4 oz of Methamphetamine

Community Engagement

Det. Tracey Creno and LCSW Gregg Golden attended the National Co-Response Conference in Dallas, Texas, in June where they participated in training sessions for co-response services. The conference provided valuable opportunities to learn from agencies across the country, exchange ideas, and bring back practical strategies to help strengthen and enhance our local co-response program.



Venture Out! Festivals are in full swing and we have enjoyed utilizing the Ice Cream van and engaging with the community.





Unified Police Investigations

June 2026

Millcreek Precinct



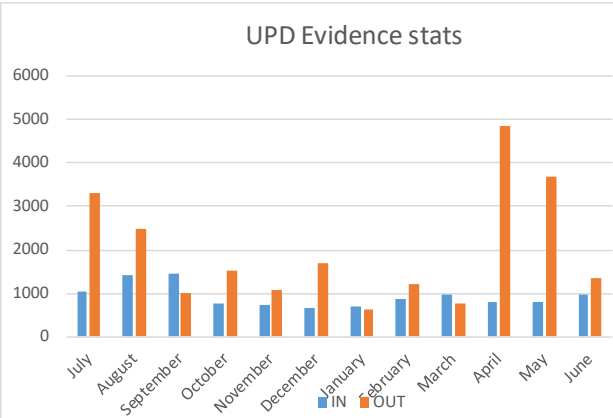
Assault 42	Burglary 31	Drug Offenses 26	Domestic Violence 63
Fraud 28	Homicide 0	Larceny 66	Robbery 1
	Sex Offense 4	Stolen Vehicles 14	

During the month of June, Millcreek Precinct detectives were assigned 47 cases, and 12 of those cases were submitted for charges to Holladay Justice Court or 3rd District

SHARED SERVICES HIGHLIGHT PROPERTY AND EVIDENCE

	IN	OUT
July	1051	3313
August	1405	2494
September	1458	990
October	757	1516
November	716	1074
December	646	1689
January	694	620
February	868	1219
March	956	776
April	794	4860
May	811	3697
June	963	1347

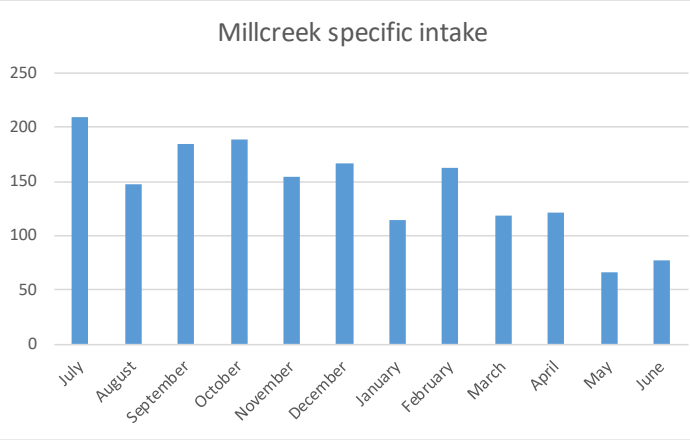
11119 23595



Millcreek specific 2026

	in	%
July	209	20%
August	147	10%
September	185	13%
October	189	25%
November	155	22%
December	167	26%
January	114	16%
February	163	19%
March	119	12%
April	121	15%
May	67	8%
June	77	8%

Total 1504 14%



Total items retained by UPD property and evidence

68,178

GENERAL RETENTION INFORMATION

Found property is held for **90 days**.

Safe-keeping property is held for **6 months**.

Misdemeanor evidence is held for a minimum of **3 years**.

This includes 2 years for statute of limitations and 1 additional year for possible appeals.

If charges are filed, misdemeanor evidence can only be dispositioned if the case has been closed or resolved.

If the suspect has a warrant and has not been arrested, we hold misdemeanor evidence for 6 years.

Felony evidence is **held for the length of statute of limitations** if there is no arrest. **Or held the length of time an individual remains in custody** to include probation or parole. This also applies to sexual assaults and Homicide cases seen below.

After such time has expired, the DA will be contacted to give UPD authorization to dispose of any items held.

Sexual assault cases will be held for **50 years**. (20 years if the victim is unwilling to provide a statement).

Homicide cases will be held **forever** as there is no statute of limitations.

July 27, 2026

MILLCREEK CITY COUNCIL



LIBERTY COVE

REZONE & DEVELOPMENT AGREEMENT

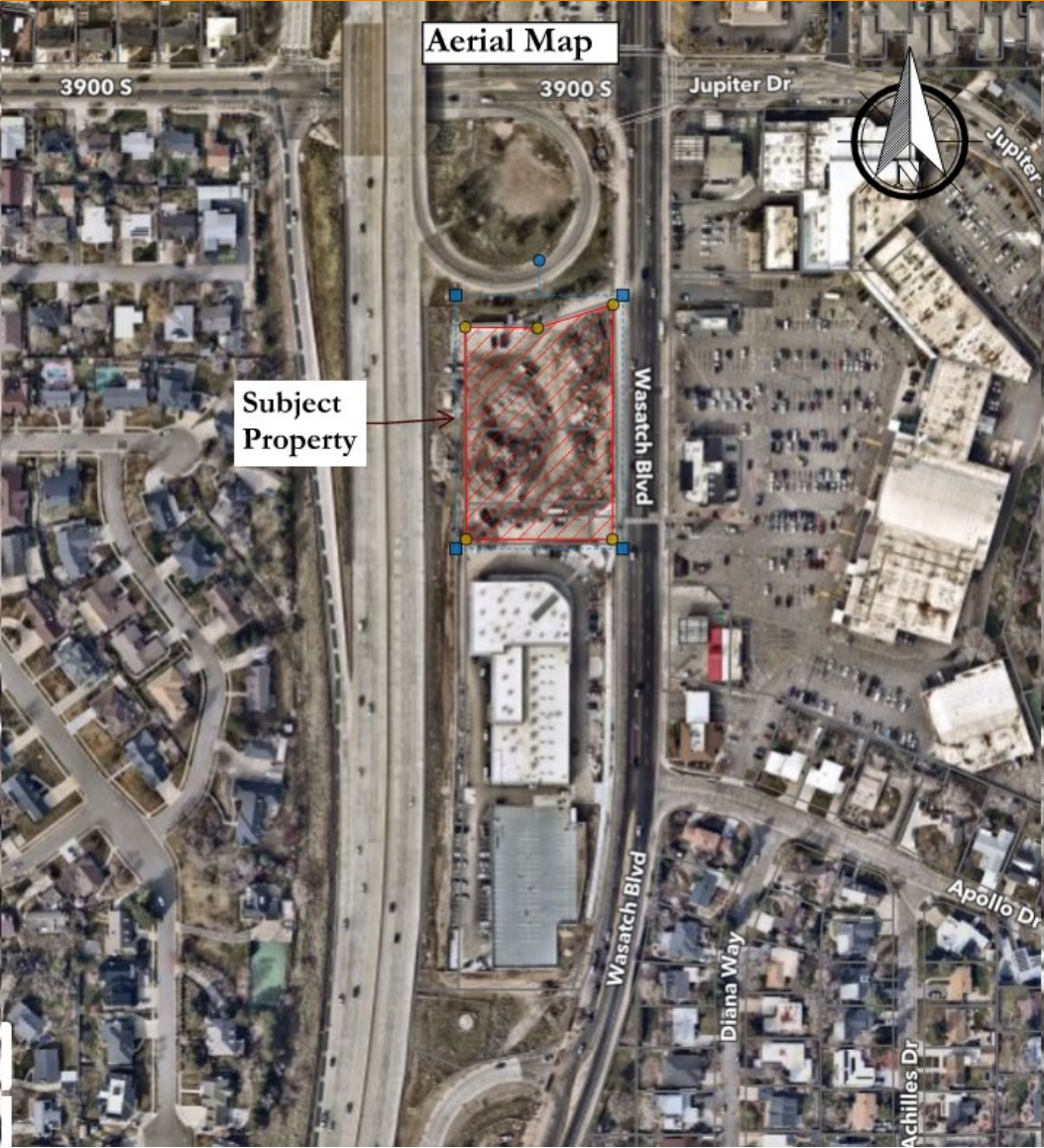
FILE# ZM-26-011

3963 SOUTH WASATCH BOULEVARD

APPLICANT: LEE DIAL W/ COWBOY PARTNERS

PREPARED BY: BRAD SANDERSON

Vicinity Map

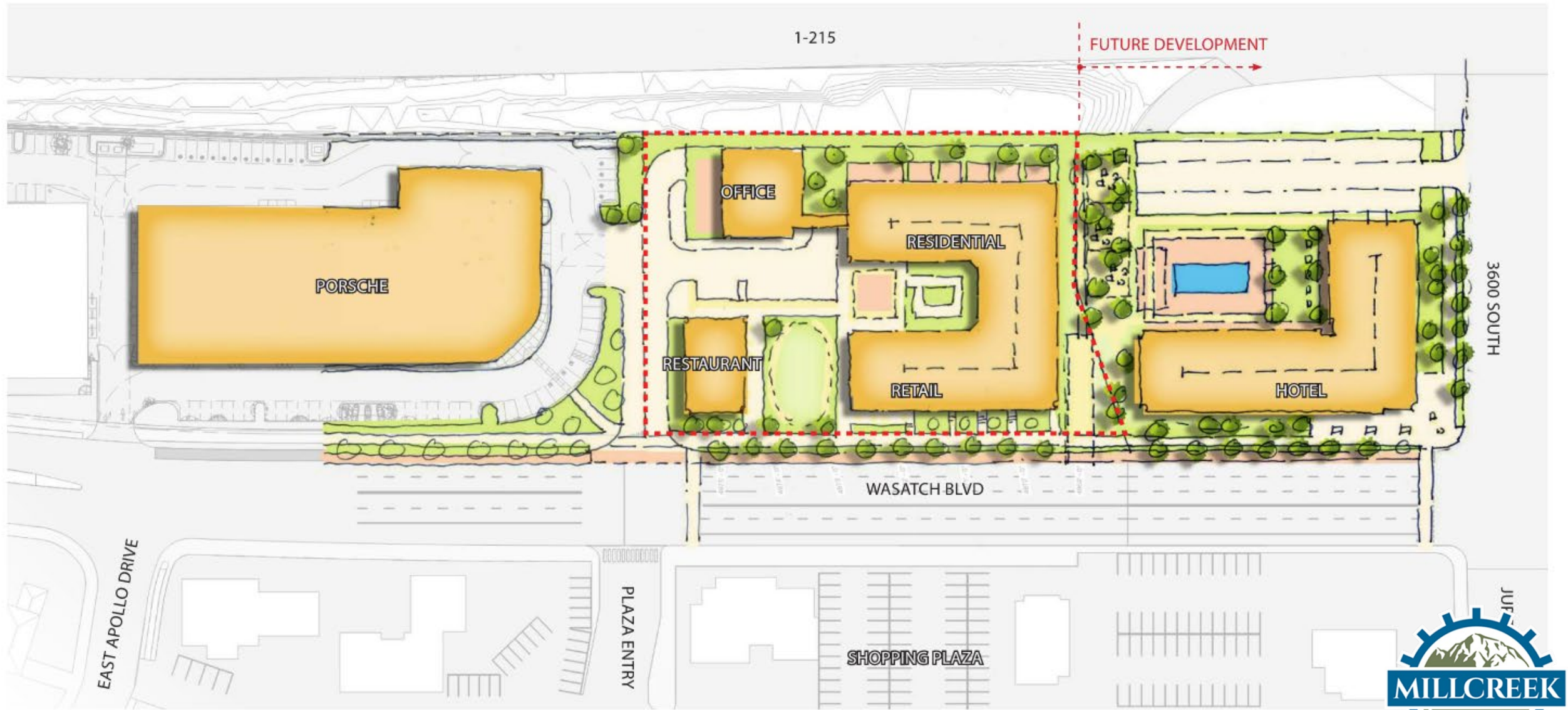


Zoning Map

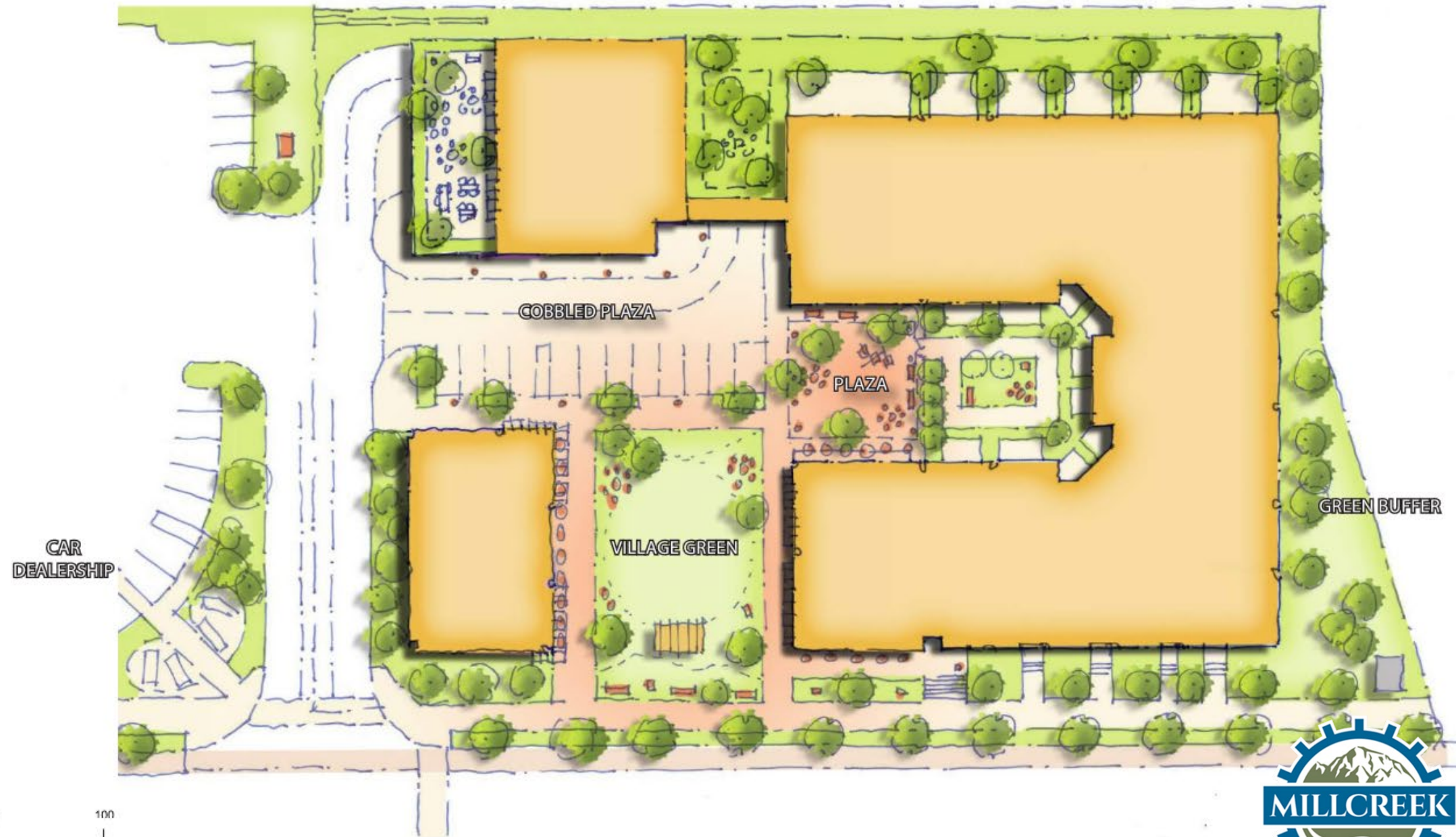


Original Concept

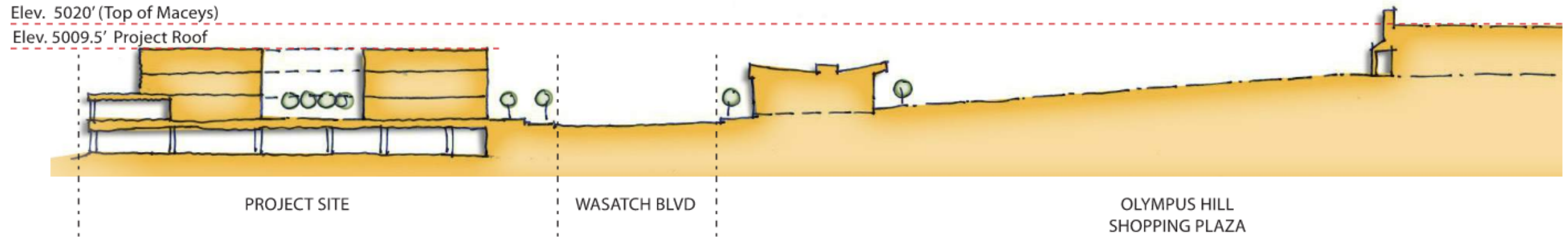
CONCEPT
MASTER PLAN CONCEPT - HOTEL OPTION



Original Concept

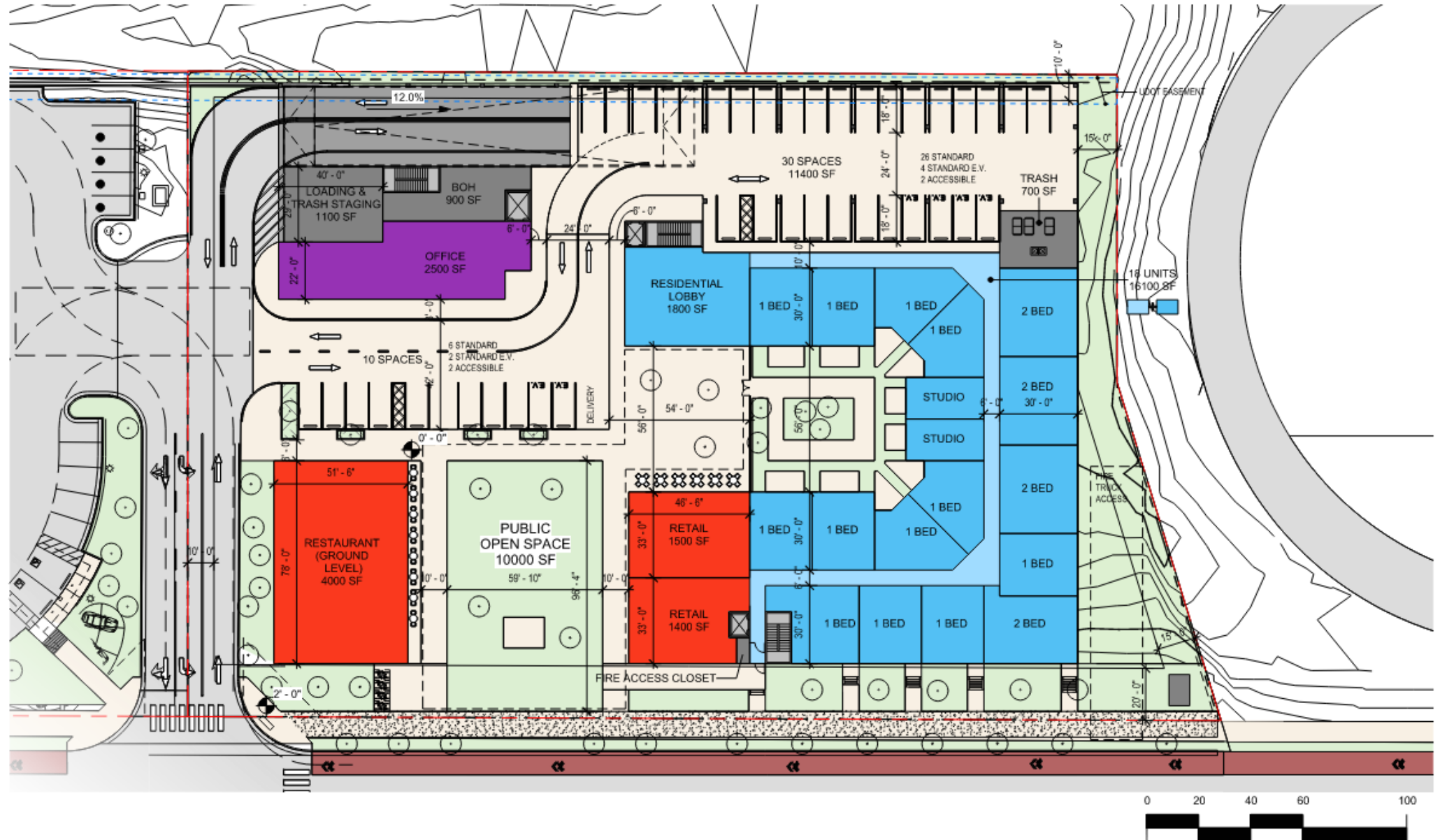


Original Concept



Original Concept

CONCEPT FIRST FLOOR PLAN



18 UNITS

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





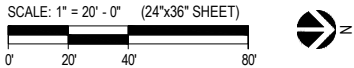
LIBERTY COVE



SITE PLAN

LIBERTY COVE



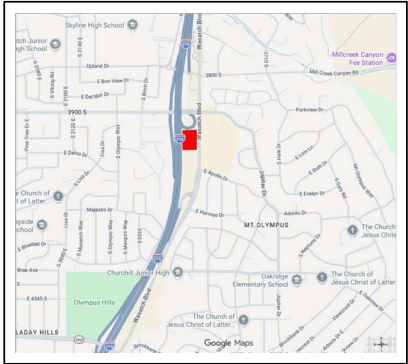


LIBERTY COVE							COWBOY	25120
UNIT TABULATION - 3 STORY BUILDING OVER 2 STORY PODIM GARAGE								3/24/26
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	657	7	7	10%	4,599	31%	
A2	1br/1ba	738	14	14	21%	10,332		
B0	2br/2ba	920	9	18	13%	8,280		
B1	2br/2ba	1,023	6	12	9%	6,138		
B2	2br/2ba/Flex	1,057	7	14	10%	7,399		
B3	2br/2ba/Den	1,089	14	28	21%	15,246	69%	
B3-ALT	2br/2ba/Den	1,120	7	14	10%	7,840		
B4	2br/2ba/Den	1,247	3	6	4%	3,741		
TOTALS			67	113	100%	63,575	100%	

UNIT AVERAGE NET SF : 949

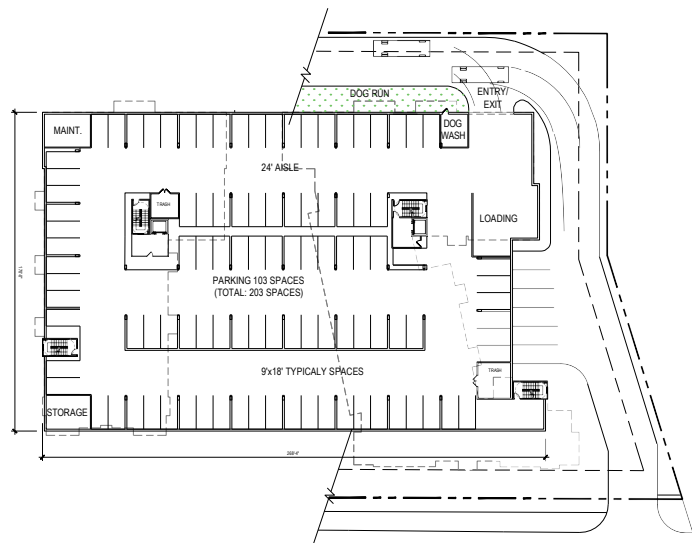
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA	
UNIT AVERAGE NET SF :	949 S.F.
ACREAGE:	2.09 GROSS ACRES
DENSITY:	32.1 UNITS/ACRE
COMMERCIAL AREA	.00 S.F.
COWBOY OFFICES	6,800.00 S.F.
LEASING	1,450.00 S.F.
OFFICES	2,000.00 S.F.
FITNESS	1,450.00 S.F.
CLUBROOM	1,140.00 S.F.
COWORK	603.00 S.F.
PARKING:	
REQUIRED	172 SPACES
COMMERCIAL	59 SPACES (1/50 S.F.)
OFFICES	5 SPACES (1/400 S.F.)
RESIDENTIAL	108 SPACES
PROVIDED	221 SPACES
GARAGE PARKING	202 SPACES
SURFACE PARKING	19 SPACES
	2.0 SPACES/BED
	3.3 SPACES/UNIT

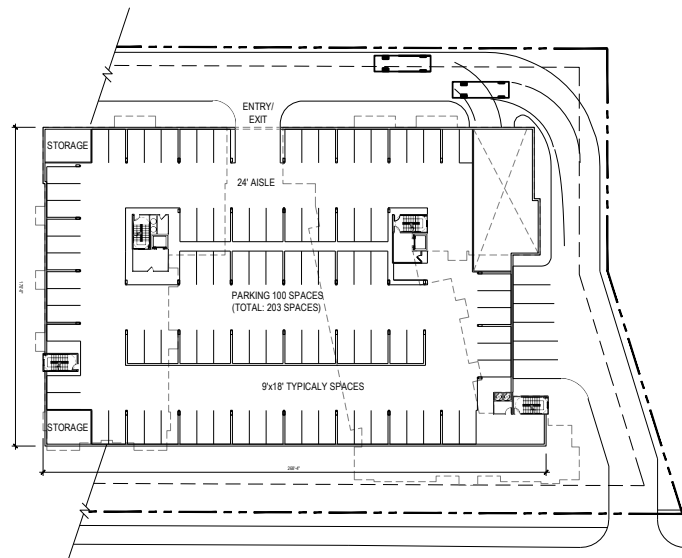


COVERAGE CALCULATION:	
BUILDING FOOT PRINT:	33,185 S.F. (36%)
DRIVE-PARKING:	23,369 S.F. (26%)
OPEN SPACE:	34,588 S.F. (38 %)
TOTAL LAND AREA:	91,142 S.F.

GROSS S.F. CALCULATION	
RESIDENTIAL:	81,312 S.F.
COMMERCIAL:	2,940 S.F.
OFFICES:	8,800 S.F.
LEASING:	1,450 S.F.
CLUBHOUSE & AMENITIES	3,388 S.F.
SUBTOTAL:	97,890 S.F.
GARAGES:	87,658 S.F.
TOTAL GROSS AREA:	185,544 S.F.



BASEMENT 1



BASEMENT 2

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

0' 32' 64' 128'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

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JOB NUMBER
25120

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

SHEET
A410



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

CLIENT
COWBOY

PROJECT INFO
LIBERTY COVE
MILLCREEK, UTAH

ISSUE
SD SET

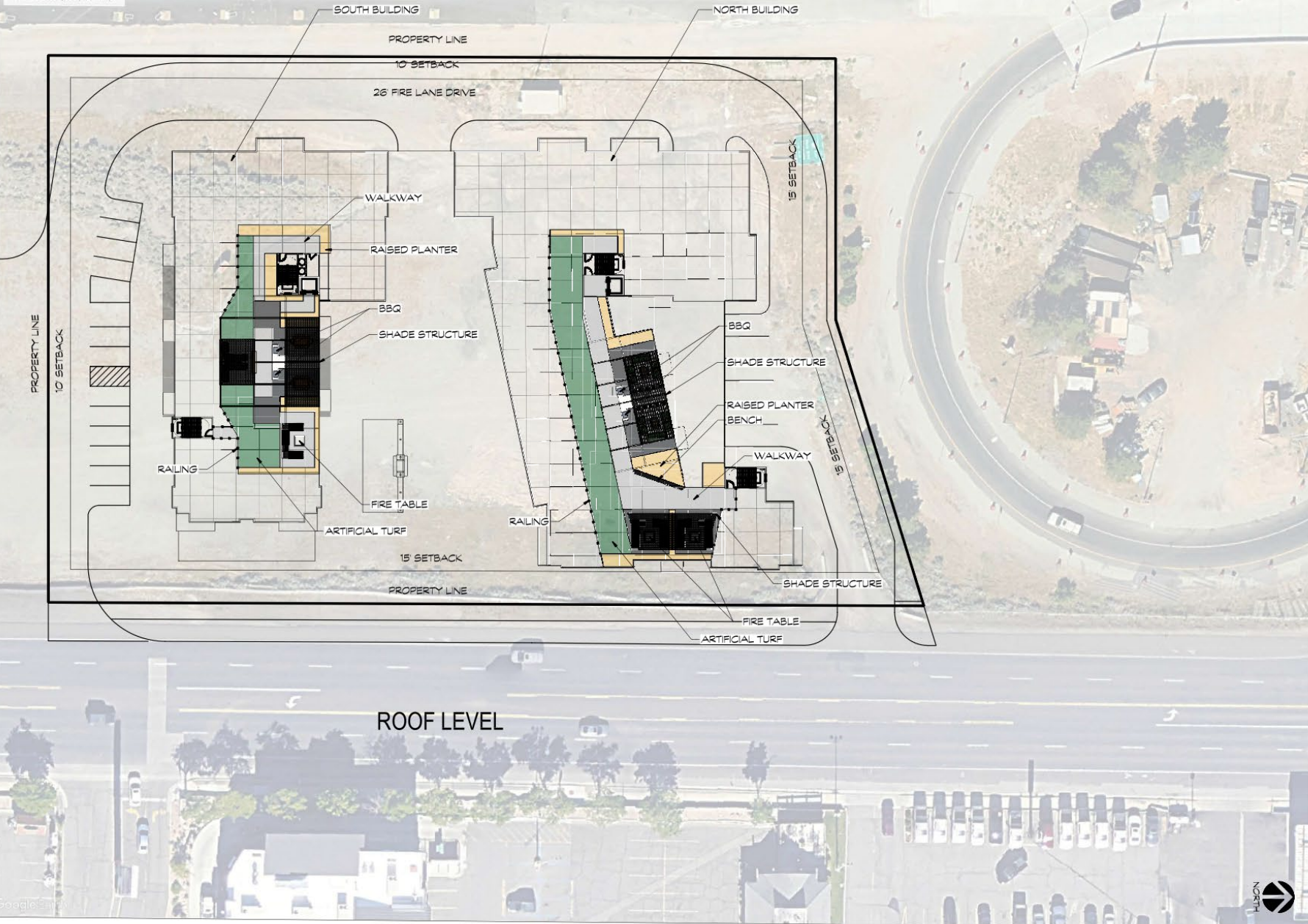
FLOOR PLANS

JOB NUMBER
25120

DATE
May. 28, 26
DRAWN BY
G.CH. & IA

SHEET
A411

Mapa sin título
Escriba una descripción para el mapa



ROOF LEVEL

GENERAL & KEYED NOTES

ACREAGE : 2.09

STEPPING STONE
LANDSCAPE DESIGNS CO.

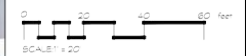
PROJECT TITLE

**Liberty
Cove**

3550 South Wasatch Blvd

Midcreek, UT

DRAWING SCALE



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

Job #: SSD-058
April 16, 2026
1" = 40'-0" on 12"x18"
1" = 20'-0" on 24"x36"

Conceptual
Roof Top
Plan



SITE PLAN COMPOSITION

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

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

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

LIBERTY COVE



SIGNAGE LOCATIONS

LIBERTY COVE



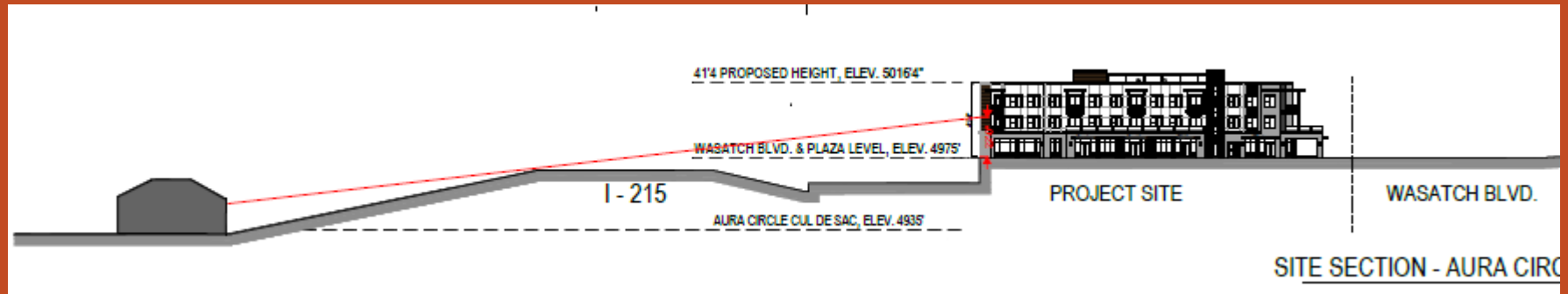
SIGNAGE LIGHTING

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

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

LIBERTY COVE





SIGNAGE





ANTICIPATED VIEW LOOKING WEST
LEVEL 2





ANTICIPATED VIEW LOOKING WEST
LEVEL 3





SIGNAGE





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

LIBERTY COVE



Architectural elevation drawing of the Liberty Cove building. The drawing shows a multi-story structure with a brown base, tan upper floors, and a central entrance. The text "LIBERTY COVE" is visible on the upper left. Vertical dimension lines on the left side indicate heights in feet and inches: 8'-0", 1'-0", 10'-0", 1'-0", 10'-1", 5'-7", 10'-1", 1'-7", 10'-1", 2'-0", 5'-6", 7'-0".

200.503"

20"

LIBERTY COVE

10"



S1 - FRONT/HALO LIT CHANNEL LETTERS ON A RACEWAY

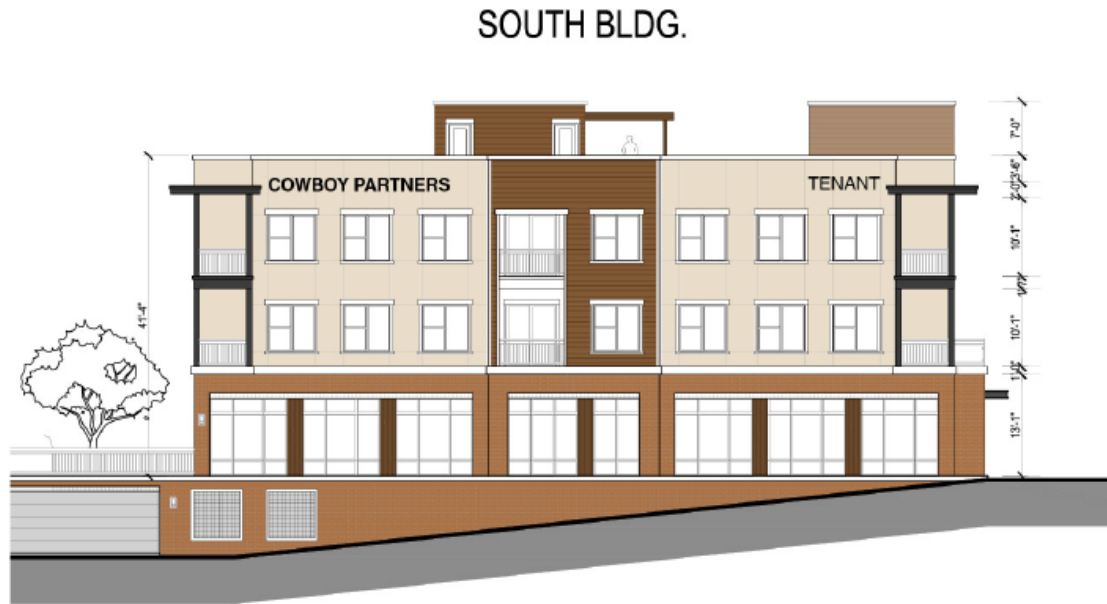
**A 3/16" SG WHITE PLEX ACRYLIC
WITH VINYL (V1) APPLIED TO FACES.**

- ## INSTALLATION

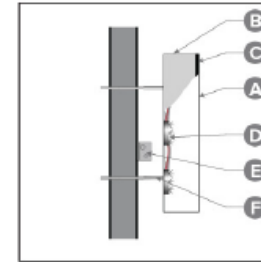
COLOR SCHEDULE

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





WEST ELEVATION



MANUFACTURING

SIGN TYPE

S2 - FRONT/HALO LIT CHANNEL LETTERS

QTY: 1

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

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS LEFT SIDE

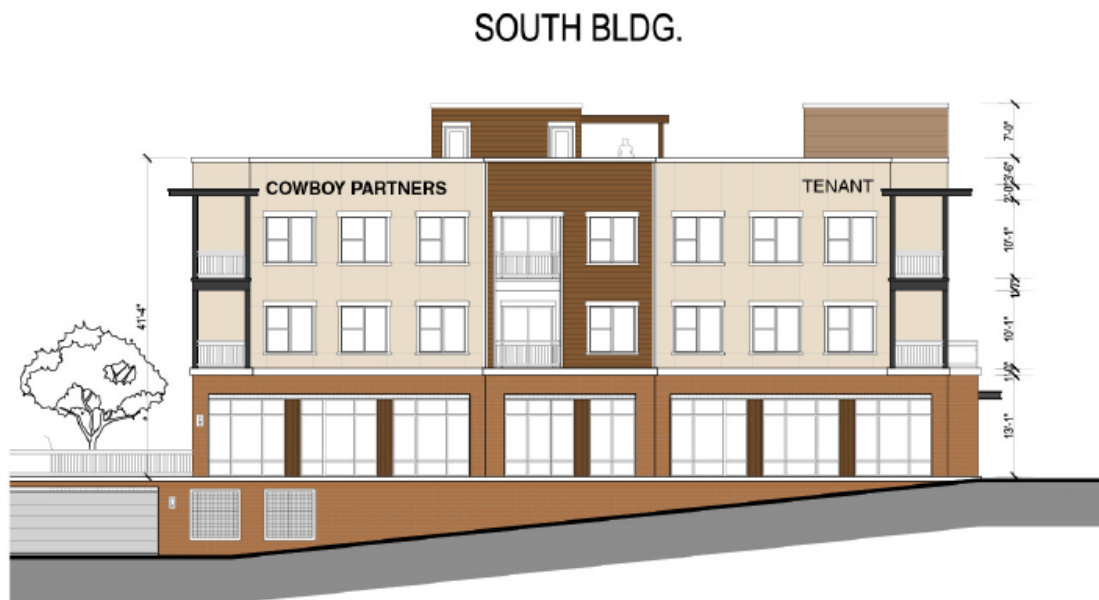
COLOR SCHEDULE

- [V1] BLACK PERFORATED
- [C1] BLACK

20" 280.42" **COWBOY PARTNERS**

LIBERTY COVE



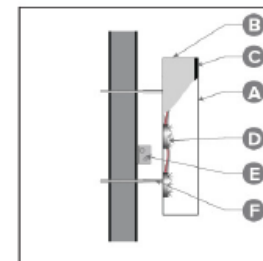


WEST ELEVATION

110.606"

20"

TENANT



MANUFACTURING

SIGN TYPE

S3 - FRONT/HALO LIT CHANNEL LETTERS

QTY: 1

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

INSTALLATION

• MOUNT TO FASCIA ABOVE WINDOWS LEFT SIDE

COLOR SCHEDULE

- [V1] BLACK PERFORATED
- [C1] BLACK

LIBERTY COVE





SOUTH BLDG. - SOUTH ELEVATION

MANUFACTURING

SIGN TYPE

S4 - FRONT LIT CHANNEL LETTERS
ON A RACEWAYS

QTY: 1 EACH = 4

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

INSTALLATION

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

COLOR SCHEDULE

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

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

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

LIBERTY COVE

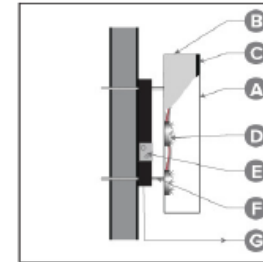




SOUTH BLDG. - SOUTH ELEVATION

20" **LIBERTY COVE** 10"

200.503"



MANUFACTURING

SIGN TYPE

S8 - FRONT/HALO LIT CHANNEL LETTERS
ON A RACEWAY

QTY: 1

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

INSTALLATION

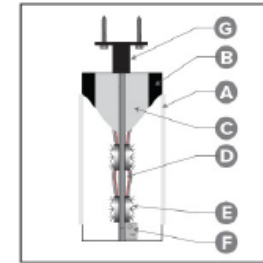
- MOUNT TO FASCIA ABOVE WINDOWS

COLOR SCHEDULE

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

LIBERTY COVE





MANUFACTURING

SIGN TYPE

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

QTY: 1

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

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE



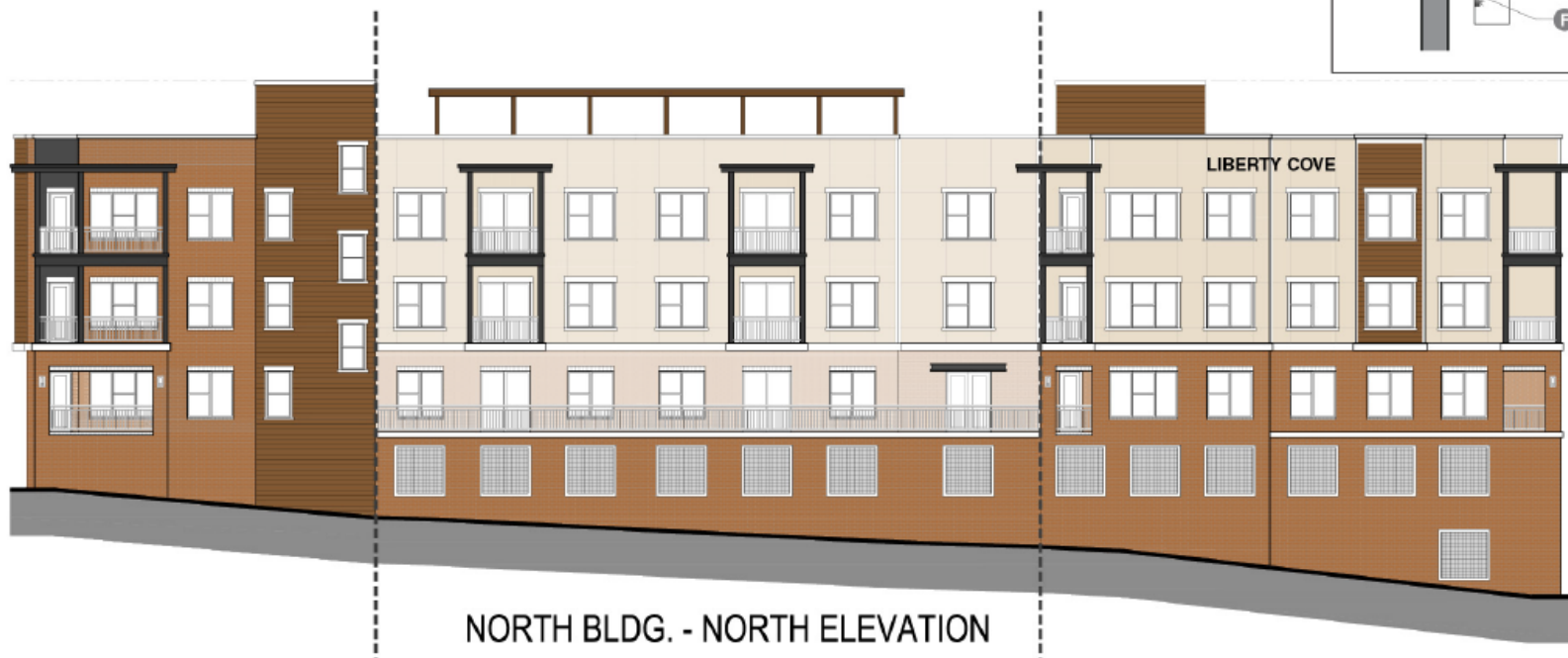
SOUTH BLDG. - SOUTH ELEVATION

COLOR SCHEDULE

■ (C1) BLACK

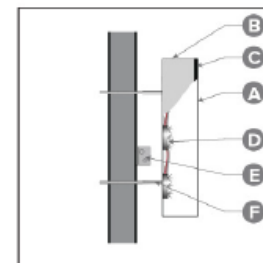
LIBERTY COVE





NORTH BLDG. - NORTH ELEVATION

20" **LIBERTY COVE**
200.504"



MANUFACTURING

SIGN TYPE

S5 - FRONT/HALO LIT CHANNEL LETTERS

QTY: 1

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

INSTALLATION

- MOUNT TO FASCIA ABOVE WINDOWS LEFT SIDE

COLOR SCHEDULE

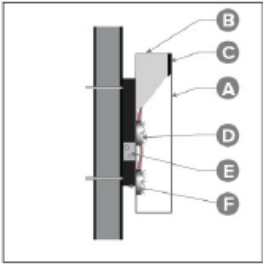
- [V1] BLACK PERFORATED
- [C1] BLACK

LIBERTY COVE





SOUTH BLDG. - EAST ELEVATION



MANUFACTURING

SIGN TYPE

S6 - FRONT LIT CHANNEL LETTERS
ON A RACEWAYS

QTY: 2

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

INSTALLATION

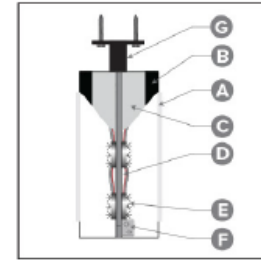
- MOUNT TO TOP OF CANOPY,
RACEWAY MOUNTED ON LOWER PORTION OF LETTERS

COLOR SCHEDULE

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

LIBERTY COVE





MANUFACTURING

SIGN TYPE

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

QTY: 1

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

INSTALLATION

- MOUNT TO FASCIA SOUTH BUILDING NORTH SIDE

COLOR SCHEDULE

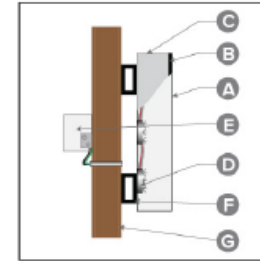
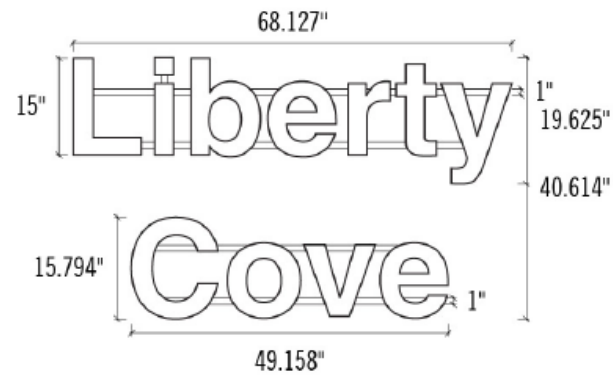
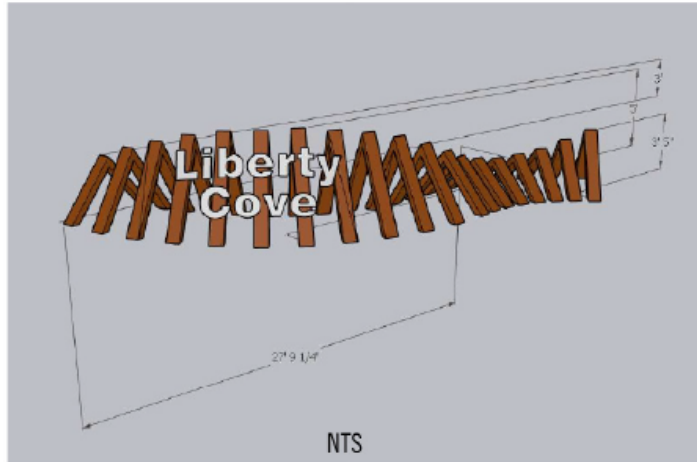
■ [C1] BLACK



SOUTH BLDG. - NORTH ELEVATION

LIBERTY COVE





MANUFACTURING

SIGN TYPE

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

QTY: 1

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

INSTALLATION

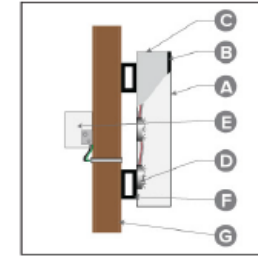
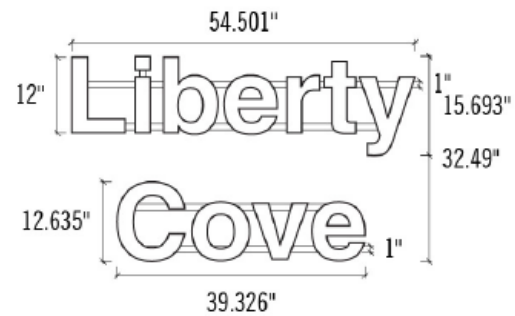
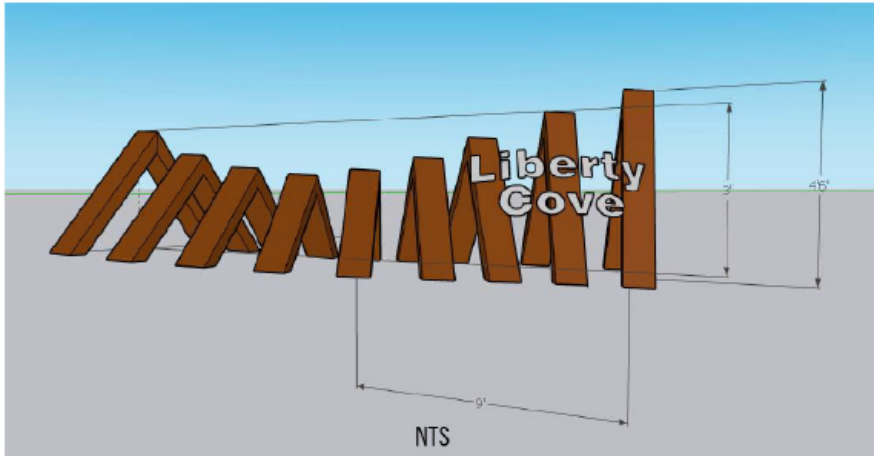
- MOUNT TO BEAMS SOUTH EAST CORNER OF SITE

COLOR SCHEDULE

■ [C1] BLACK

LIBERTY COVE





MANUFACTURING

SIGN TYPE

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

QTY: 1

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

INSTALLATION

- MOUNT TO BEAMS NORTH EAST CORNER OF SITE

COLOR SCHEDULE

■ [C1] BLACK

LIBERTY COVE

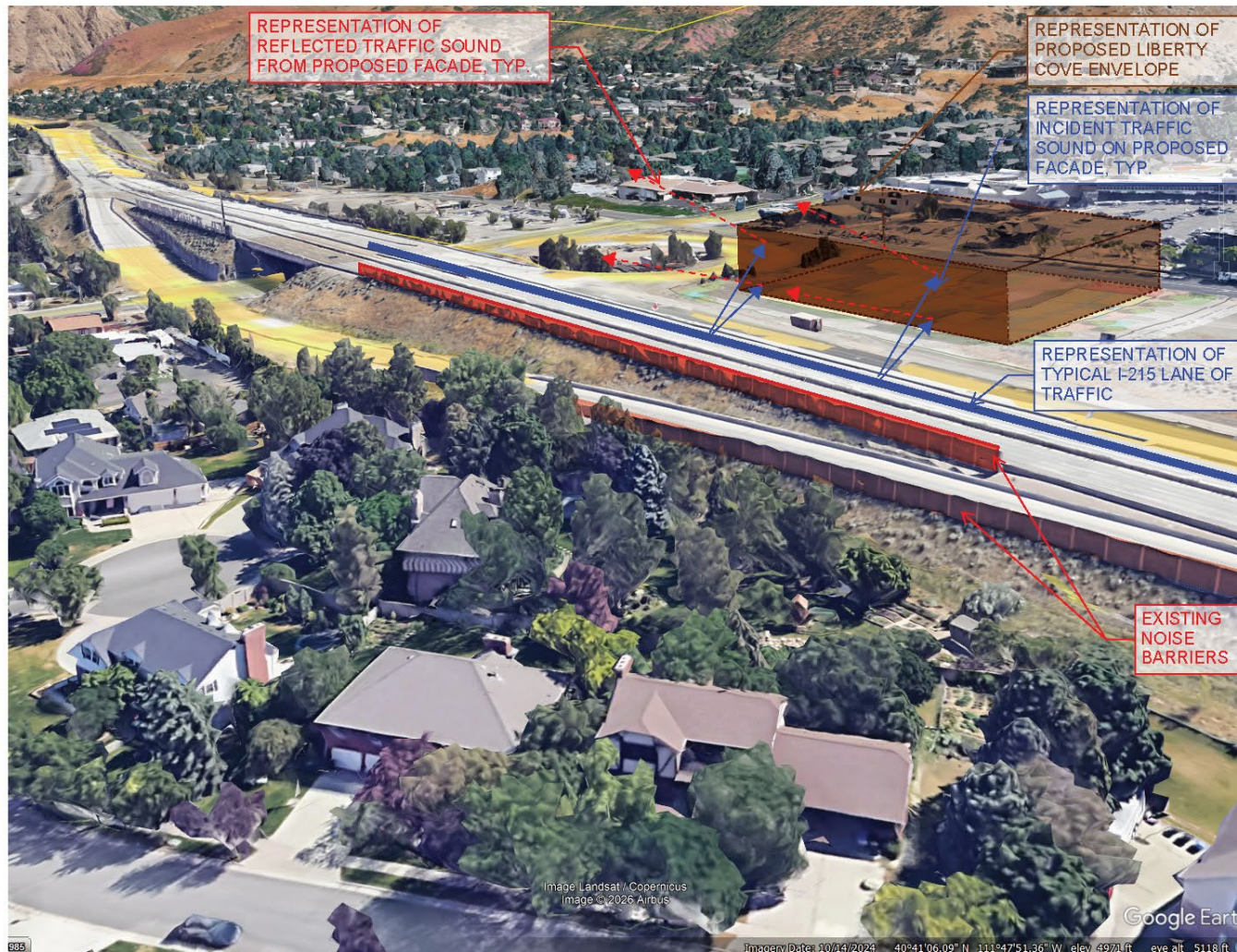


SOUND

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

LIBERTY COVE





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

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

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

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

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



EXTERIOR MATERIALS

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

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

LIBERTY COVE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE



SOUTH BLDG. - NORTH ELEVATION



BRICK:
ACME BRICK
OYSTER COVE- QUEEN -
HERITAGE



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



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



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



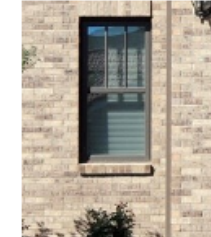
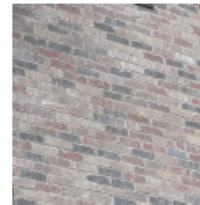
Eastern Mountain Ledge® - Palmetto Blend
OR:
CORONADO STONE
(ACCENT ONLY)



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



King 3 x 3 x 10



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

MASONRY SELECTION OPTIONS

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



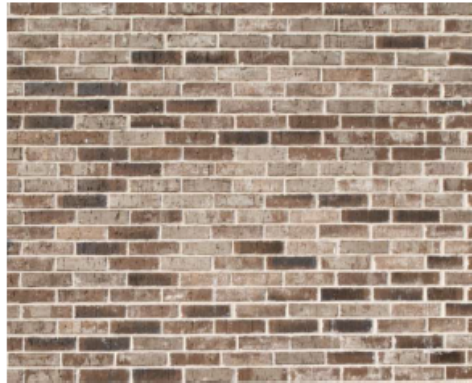
MATERIAL CALCULATION:

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

OPENING CALCULATION:

WINDOWS: 33% APROX.

SOUTH BLDG. - NORTH ELEVATION



BRICK:
ACME BRICK
ALLENDALE- KING - HERITAGE



FIBER CEMENT SIDING:
ALLURA WOODTONE
ASPEN RIDGE

SW 9168
Elephant Ear

HARDI BOARD COLOR:
MAIN FIELD
SW 9168

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

HARDI BOARD COLOR:
ACCENT
SW 7055

SW 7069
Iron Ore

METAL RAILING/AWNING COLOR:



OR:
ACME BRICK
ABBEVILLE- QUEEN - HERITAGE



OR:
ALLURA WOODTONE
SUMMER WHEAT

Sherwin Williams
Accessible Beige
SW 7036

OR:
MAIN FIELD
SW 7036

Sherwin Williams
Fawn Brindle
SW 7640

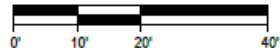
OR:
ACCENT
SW 7640

SW 7069

SW 7048
Urbane Bronze

OR:
METAL
SW 7048

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



MATERIAL AND COLOR SELECTIONS

NOTE:

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



LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





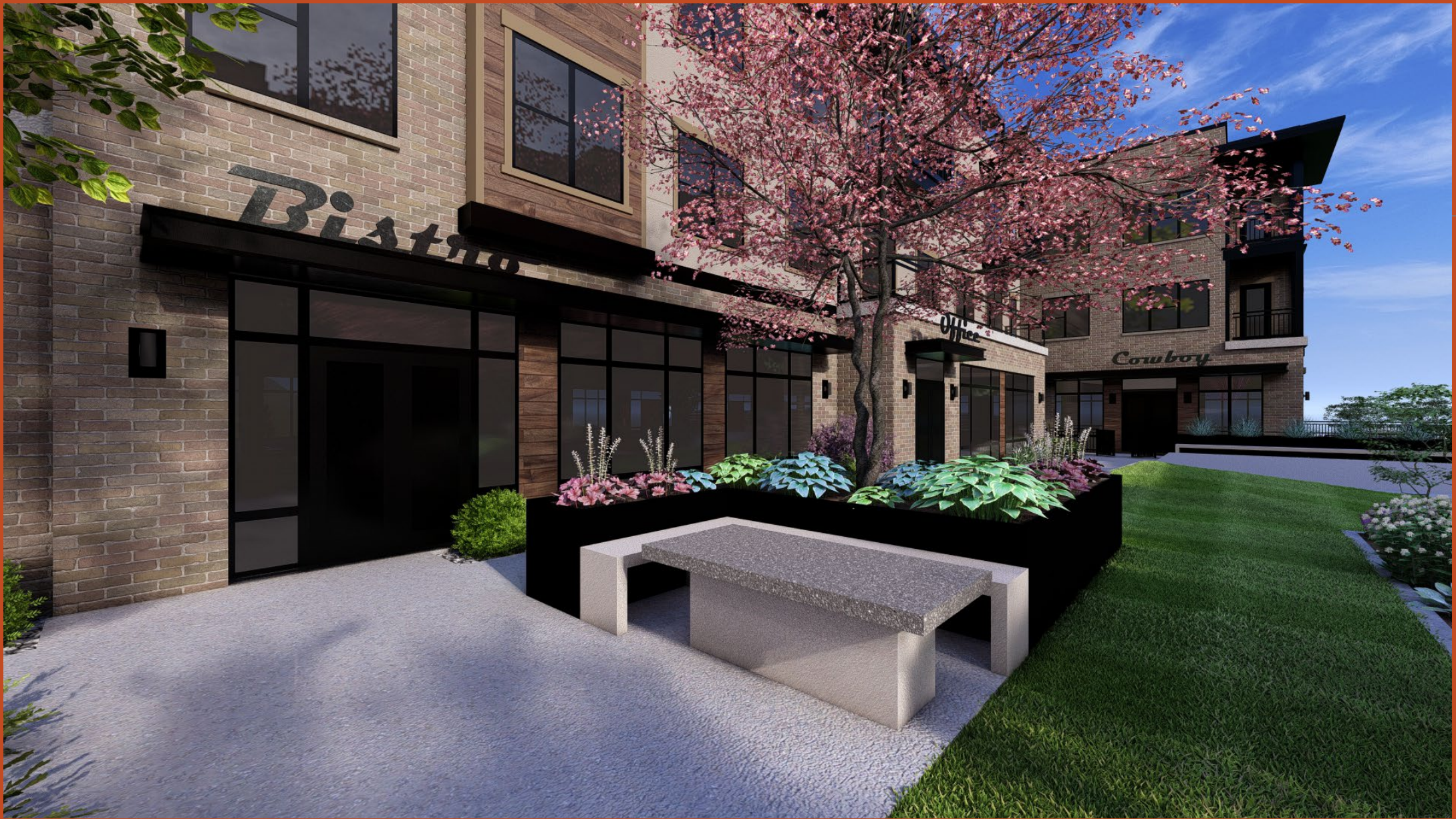
LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





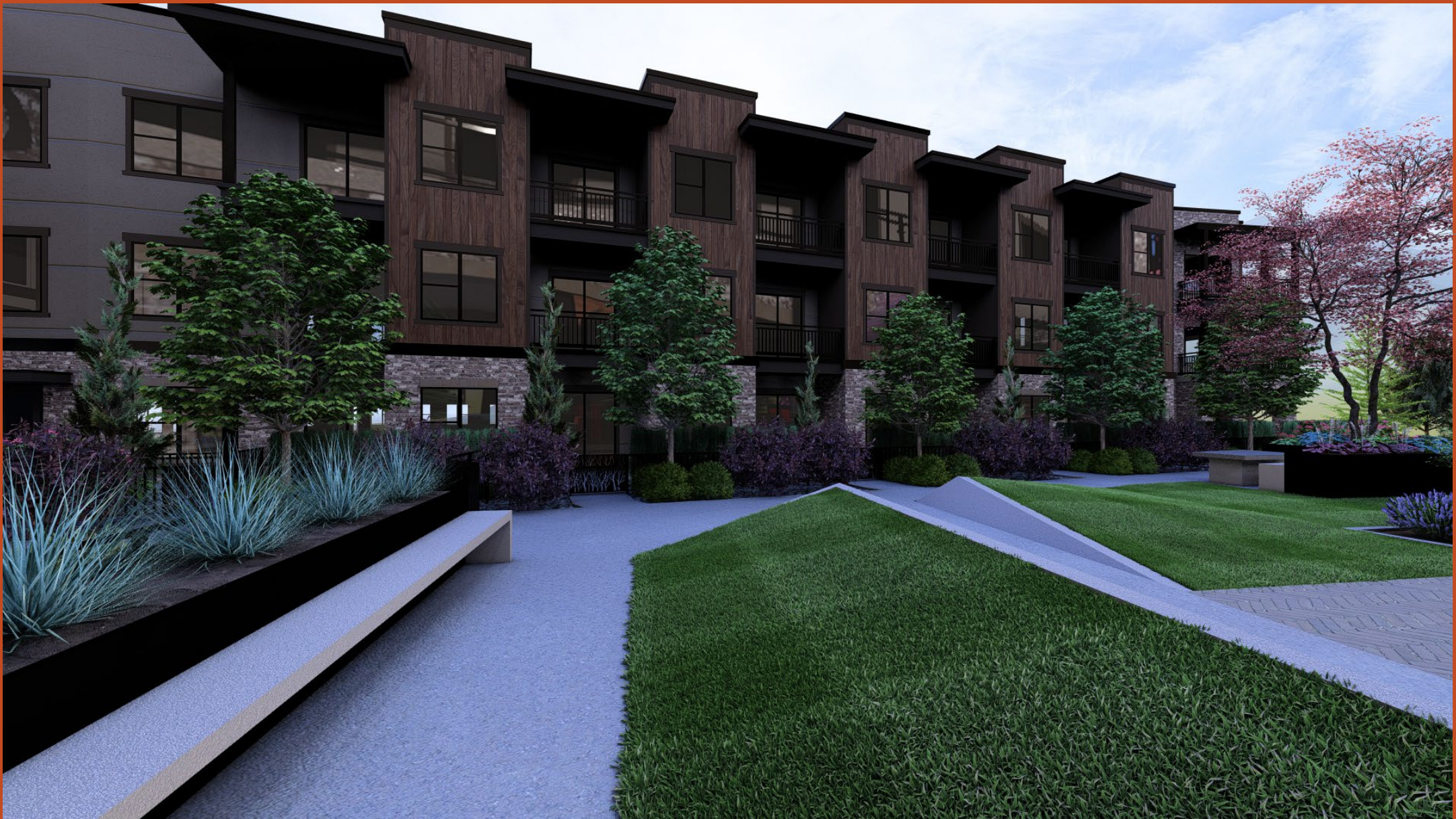
LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE





LIBERTY COVE



VISUAL IMPACT

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

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

LIBERTY COVE





SITE AERIAL MAP (NOT TO SCALE)

ELEV. 5025' (TOP OF MACEYS)

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

I - 215

PROJECT SITE

WASATCH BLVD.

SITE SECTION - MACEYS + PROJECT SITE

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

WASATCH BLVD. & PLAZA LEVEL, ELEV. 4975'

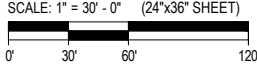
I - 215

PROJECT SITE

WASATCH BLVD.

AURA CIRCLE CUL DE SAC, ELEV. 4935'

SITE SECTION - AURA CIRCLE + PROJECT SITE





ANTICIPATED VIEW LOOKING WEST
LEVEL 1





ANTICIPATED VIEW LOOKING WEST
LEVEL 2





ANTICIPATED VIEW LOOKING WEST
LEVEL 3





ANTICIPATED VIEW LOOKING WEST
ROOF DECK





QUESTIONS



DEVELOPMENT AGREEMENT TERMS: ~ CONTINUED ~

1. **Uses** - The development shall be limited to the following uses:

Restaurant - Minimum 4,000 sqft. sit-down restaurant(s),

Office - Between 5,000-8,000sqft of Professional Office Space,

Open Space - Minimum 10,000sqft of contiguous landscaped usable area,

Residential - Between 65 and 70 residential units,

Parking - Minimum of 220 Parking Spaces.

The Master Developer shall construct the commercial space, as labeled in Exhibit C, with a vent hood shaft and grease trap reasonably designed to accommodate a full-service 4,000 square foot restaurant, subject to final building plans and applicable code requirements. The Master Developer shall make good faith efforts for eighteen (18) months following issuance of a building permit to market and lease the commercial space to restaurant users. If, despite such good faith efforts, the Master Developer does not secure a restaurant tenant within such period, the commercial space may be used for any other use permitted under applicable zoning and this MDA.

2. **Site Plan Layout** – The property shall be developed according to the site plan layout, as conceptually depicted within Exhibit C.



DEVELOPMENT AGREEMENT TERMS: ~ CONTINUED ~

3. **Architecture** – Building massing, orientation, height, materials, and colors shall be according to the elevations as conceptually depicted within **Exhibit D**. Furthermore, brick material shall be applied to all building facades, to the amount of between 42% and 53%.
4. **Landscaping** – The property shall be landscaped according to the landscape plans conceptually depicted within **Exhibit E**.
5. **Lighting Plan** – All exterior lighting shall be according to the lighting plans conceptually depicted within **Exhibit F**.
6. **Signage** – All signage shall be installed according to the signage plans conceptually depicted within **Exhibit G**. Furthermore, all illuminated signage shall be prohibited above 15 feet on all facades, as measured from Wasatch Blvd.
7. **Amenities** – The property shall include those amenities as conceptually depicted within **Exhibit H**.
8. **Frontage Improvements**– The development of the property shall include the frontage improvements as conceptually depicted within **Exhibit I**.



RECOMMENDATIONS:

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

Staff Recommendation: That the City Council take public comments, and grant approval of application file number ZM-26-011 to amend the already existing Olympus Hills West Village Center Special District (OHV-VCSD) Zone by adding a Development Agreement to property specifically located at approximately 3962 S Wasatch Blvd, **with a few additions** as listed below, unless during the meeting facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

1. Exterior signage shall follow the city's sign code excluding any illuminated signage on the west side of the development and,
2. A Restaurant Use shall occupy the ground floor retail space.

The Millcreek Planning Commission held public hearings on May 20, 2026, and June 17, 2026. Upon receiving public comments and considering the proposal, the Planning Commission moved to recommend approval of File Number ZM-26-011, to the City Council to amend the OHV-VCSD Zone by adding a development agreement, as recommended by Staff, designating certain design criteria and concepts for a Mixed-Use Development, pertaining to property located at 3962 South Wasatch Blvd, and including the following additional items:

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

The motion passed unanimously.



MOTION READY:

I MOVE THAT THE CITY COUNCIL APPROVE - ORDINANCE 26-51, AMENDING THE OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT (OHV-VCSD) ZONE, AS IT PERTAINS SPECIFICALLY TO PROPERTY LOCATED AT 3962 SOUTH WASATCH BOULEVARD, BY ADDING A DEVELOPMENT AGREEMENT

(OPTIONAL)

INCLUDING AND ADDING THE FOLLOWING:

1. NO ILLUMINATED SIGNAGE SHALL BE LOCATED ON THE WEST SIDE OF THE DEVELOPMENT.
2. IN-LIEU-OF A RESTAURANT USER, THE FOLLOWING RETAIL USES MAY BE ALLOWED
3. THE FOLLOWING REVERSIONARY CLAUSE TO BE ADDED TO THE AGREEMENT

“TERM OF AGREEMENT. TERM OF AGREEMENT. THE TERM OF THIS MDA SHALL AUTOMATICALLY EXPIRE ON JULY 27, 2036. IF THE PROJECT IS NOT SUBSTANTIALLY COMPLETED BY SUCH DATE, THE MASTER DEVELOPER, ASSIGNEES OF MASTER DEVELOPER AND/ OR ANY ON-CLAIMING RIGHT THROUGH THEM IRREVOCABLY CONSENTS AND WAIVES ANY CLAIM TO A TAKING TO ALLOW THE PROPERTY TO BE REZONED AS RESIDENTIAL SINGLE HOUSEHOLD (R-1-10).”



NEIGHBORHOOD RETAIL

“A use that occupies a space of less than 5,000 square feet for the sale of goods and supplies. Neighborhood Retail is intended to enhance neighborhood commercial areas by promoting a concentration of businesses that frequently provide goods and services used by local residents with a scale and character that promotes a walk-in clientele. Typical Neighborhood Retail Uses include, but are not limited to: Alcohol and Liquor Sales as a secondary use, Apparel and Accessory Stores, Art and Education Supplies, Bakery, Bicycle Sales and ~~Repair~~, Book, Magazine, and Newspaper Store, Hardware, Garden Supply, Camera and Photo Supply Store, Convenience Store, Pharmacy, Fabric and Craft Store, Florist, Gift, Souvenir, Grocery Store, Jewelry Sales and ~~Repair~~, Music Store, Musical Instrument ~~Repair~~ and Sales, Office Supply, Optical Goods, Paint and Wallpaper, Pet and Pet Supply, **Restaurant/cafe**, Specialty Food Market of all types, Copy Store, Toy Shop”.

Consider adding a ski/golf retail store





UNIFIED FIRE AUTHORITY
QUARTERLY REPORT

CITY OF MILLCREEK

QUARTER 2

APR. 1, 2026 - JUN. 30, 2026

MILLCREEK LIAISON

Battalion Chief Jon Wilde

801-243-2890

jwilde@unifiedfireut.gov





Call Volume

1,572

TOTAL INCIDENTS

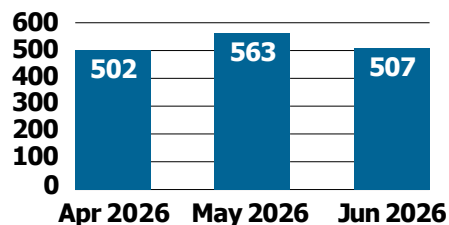
335

EMERGENT

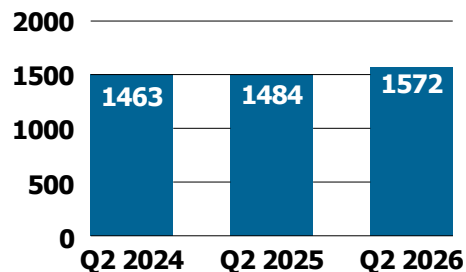
21%

%EMERGENT

Q2 Monthly Incident Counts



Q2 Quarterly Total Incident Counts



Call Type



TOP FIRE CALLS

Vegetation/Grass Fire	7
Other Outside Fire	5
Confined Cooking/ Appliance Fire	4
Structural Involvement	4
Vehicle Fire	3



TOP EMS CALLS

Fall	217
Sick Person	133
Psychological Behavior Issues	85
Breathing Problem	78
Motor Vehicle Crash	64



TOP OTHER CALLS

Lift Assist	41
Accidental Alarm	39
Malfunctioning Alarm	31
Fire Alarm/Smoke Alarm	29
Gas Leak/Gas Odor	22

Incoming Units

Top Engine/Truck Responses

Station	Responses	Percentage
101 - Millcreek	699	49.7%
106 - East Millcreek	294	20.9%
112 - Olympus	197	14.0%
104 - Holladay	191	13.6%
117 - Taylorsville	8	0.6%
118 - Taylorsville	7	0.5%
110 - C.Heights	5	0.4%
119 - Emmigration	2	0.1%
126 - Midvale	2	0.1%
124 - East Riverton	1	0.1%

1,406

TOTAL UNIT RESPONSES

Top Ambulance Responses

Station	Responses	Percentage
101 - Millcreek	624	55.0%
104 - Holladay	269	23.7%
206 - East Millcreek	217	19.1%
110 - C.Heights	16	1.4%
118 - Taylorsville	6	0.5%
107 - Oquirrh Shadows	1	0.1%
225 - Midvale	1	0.1%

1,134

TOTAL UNIT RESPONSES

Emergent Total Time

06:58

90th PERCENTILE

*Dispatch to Arrival (does not include call processing time)



Tanner Park Fire
7/12/26



Tanner Park Fire 7/12/26





Gregson Avenue
7/12/26

Gregson Avenue Fire

7/12/26



Gregson Avenue Fire

7/12/26



Gregson Avenue Fire

7/12/26



Millcreek
Canyon
SAR
7/17/26



Millcreek SAR

7/17/26



- Church Fork Trail
- UFA- ME112
- SLCo Sheriff SAR
- Good Samaritans

Squad 1 Delta Initial Attack



Squad 1 Delta Initial Attack

- Initial Attack
- 24/7 June-October
- Community Fuel Mitigation
- Community Education



July 27,
2026

MILLCREEK CITY COUNCIL

(7:00PM REGULAR MEETING)



3300 COTTONWOOD

REZONE & DEVELOPMENT AGREEMENT

FILE# ZM-26-001

1312 EAST 3300 SOUTH

APPLICANT: TYLER MORRIS W/ 3300 COTTONWOOD LLC

PREPARED BY: CARLOS ESTUDILLO



3D View 1



3D View 2

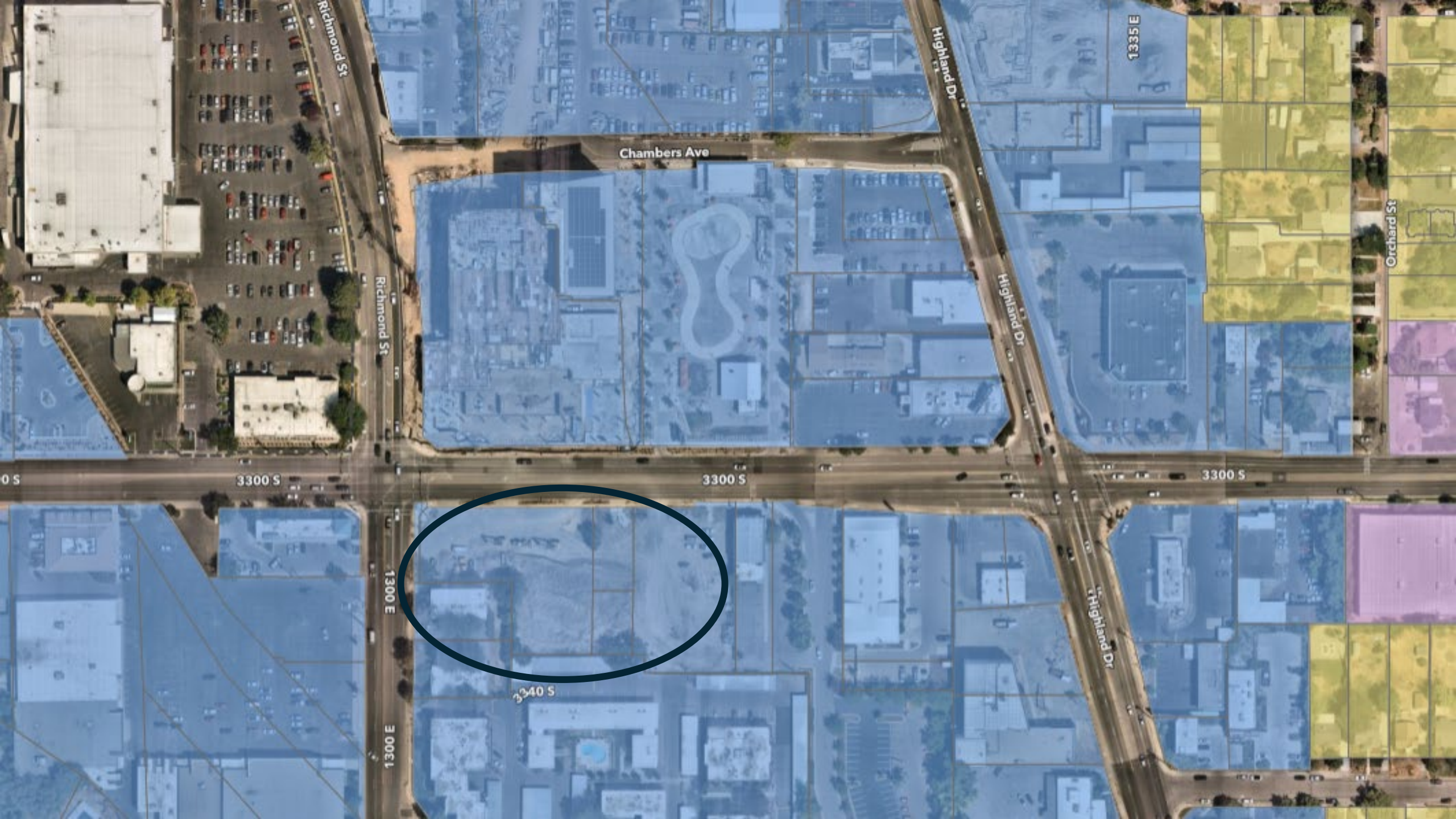


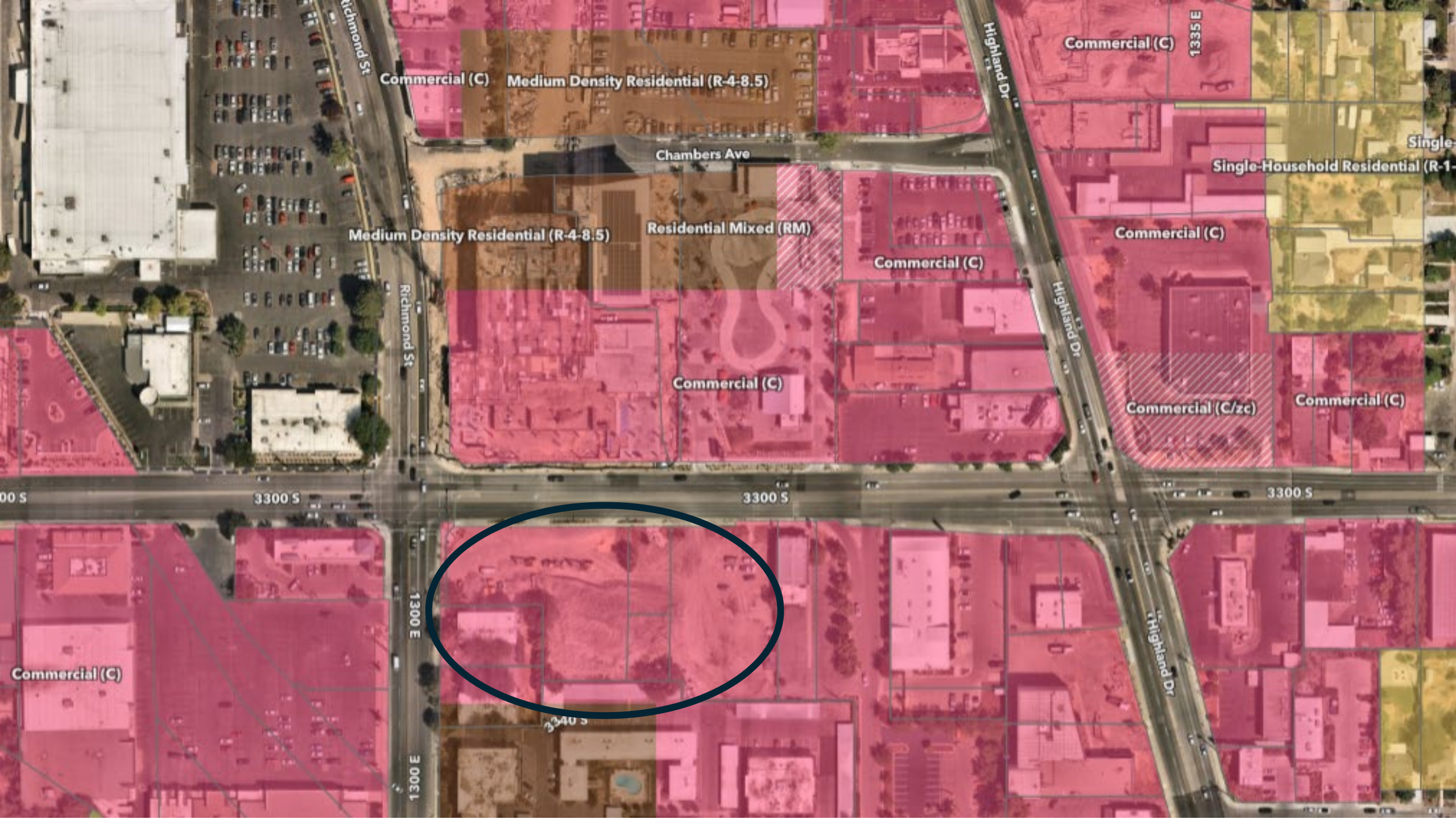
3D View 3

COTTONWOOD 3300

City Center Overlay – Development Agreement Zone

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





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

Commercial (C) 1335 E

Chambers Ave

Single-Household Residential (R-1)

Medium Density Residential (R-4-8.5)

Residential Mixed (RM)

Commercial (C)

Commercial (C)

Commercial (C)

Commercial (C/zc)

Commercial (C)

00 S

3300 S

3300 S

3300 S

1300 E

Highland Dr

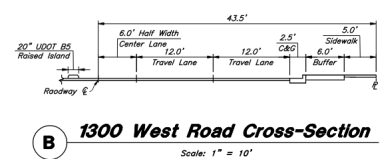
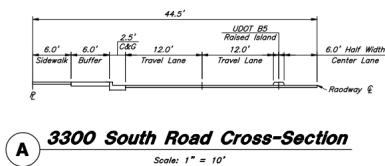
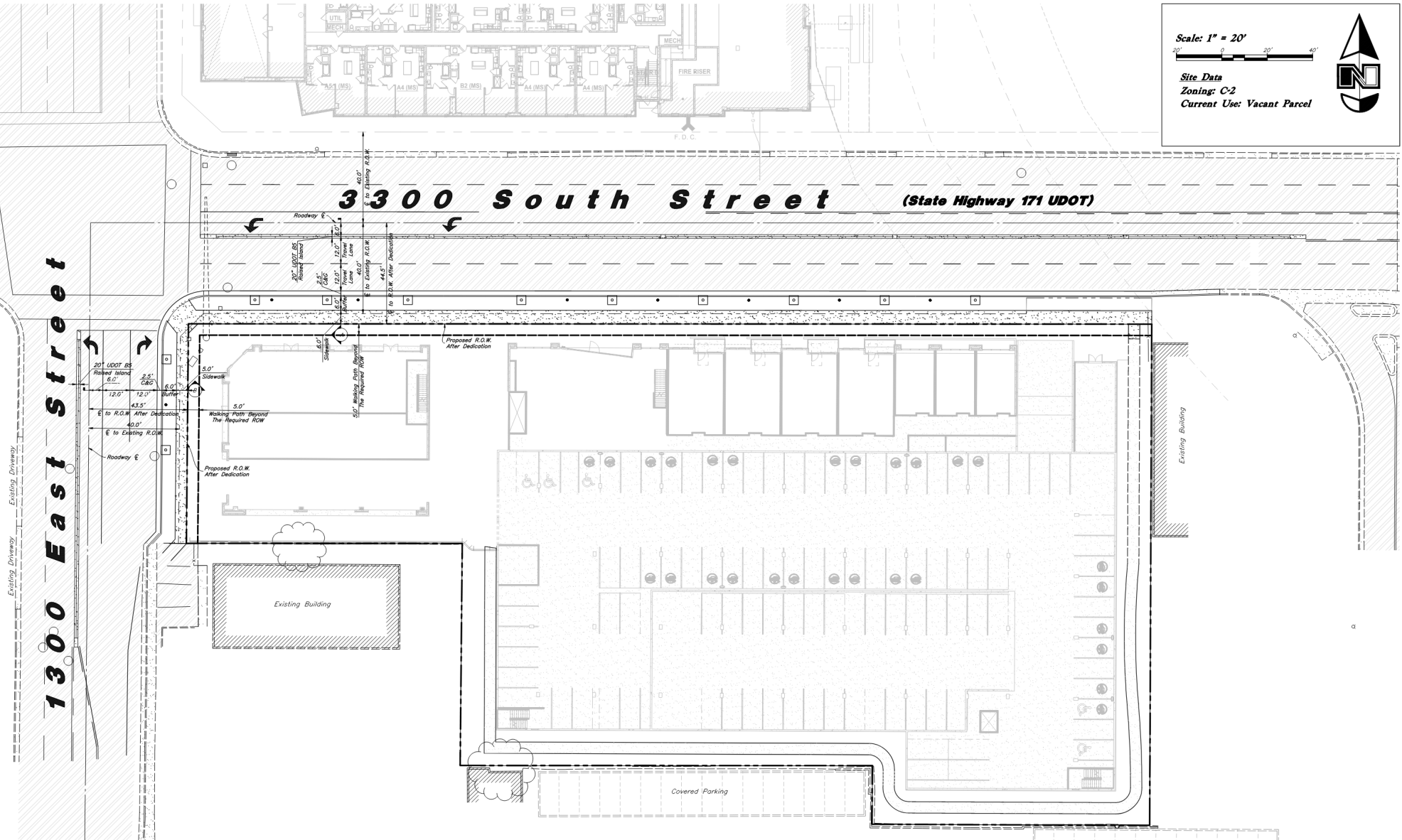
Commercial (C)

1300 E

3340 S

Scale: 1" = 20'

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



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

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

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

3 Apr, 2026
 SHEET NO.
A

1300 East Street

GENERAL LAND USE CATEGORY

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

USE

	WEEKDAYS			WEEKENDS		
	1	17	1	0	1	0
Office (7 Spaces)	1	17	1	0	1	0
Residential (7 Spaces)	275	138	220	207	207	207
Total	276	155	221	207	208	207

UNIT TOTALS

STUDIO	43	20%	54
1 BED	143	68%	179
2 BED	24	12%	42
TOTAL	210	100%	275

COMMERCIAL 5132 SF (15% OF 17)
TOTAL 276

ACCESSIBLE PARKING

ACCESSIBLE PARKING REQUIRED = 7 STALLS
ACCESSIBLE VAN STALLS = 2 STALLS

(1/10) = 28 EV CHARGING STALLS
(1/5 - 28 EV STALLS) = 28 EV READY STALLS

LOT SIZE: 76,537 SF.
BUILDING FOOTPRINT: 56,070 SF.
LOT COVERAGE = 73%

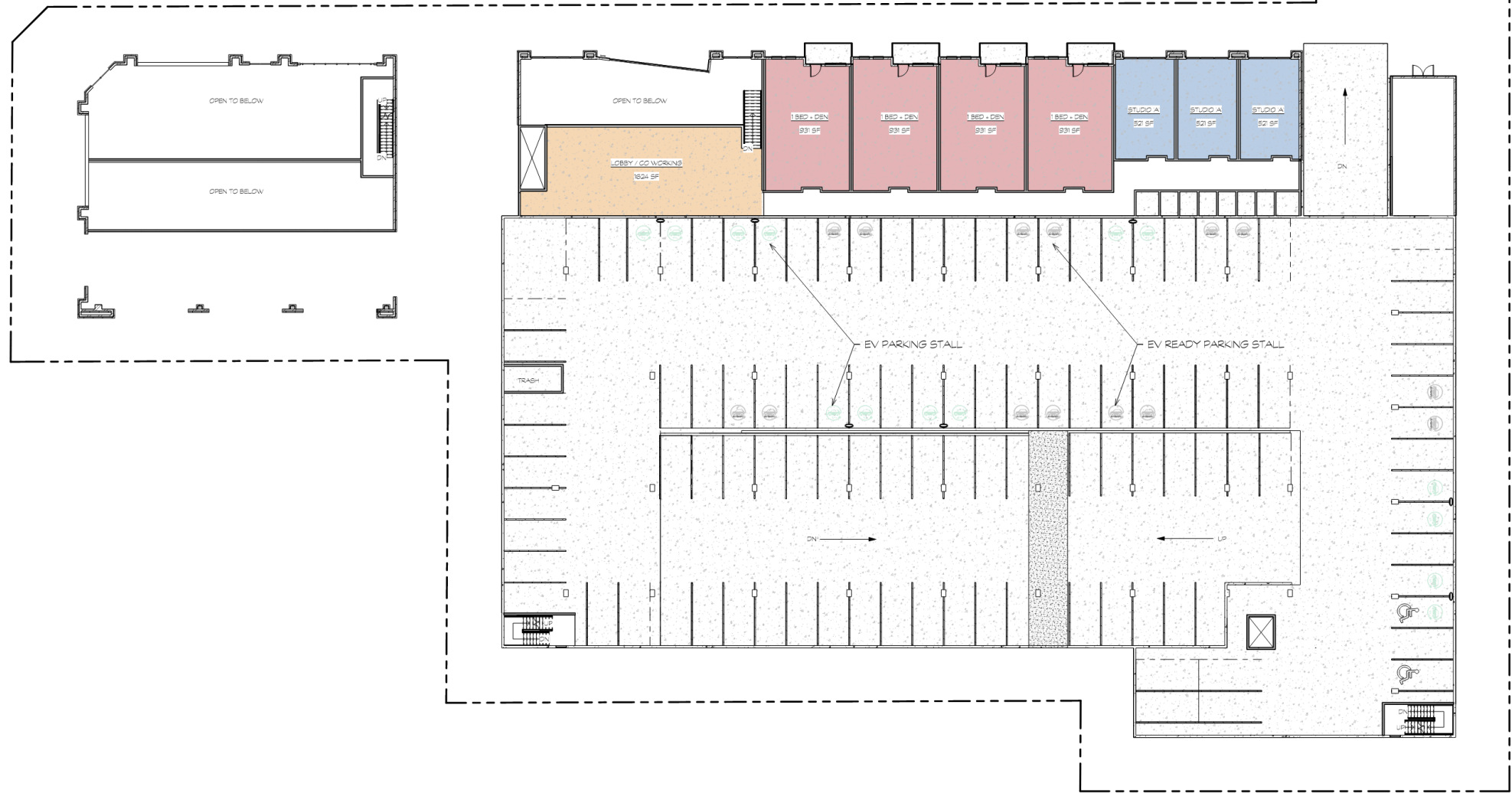
OPEN SPACE: 22,719 SF.

UNIT COUNT

Level	Count	Level	Count
LEVEL 1	4	LEVEL 1	127 SF
LEVEL 2	5	LEVEL 2	127 SF
LEVEL 3	4	LEVEL 3	127 SF
LEVEL 4	4	LEVEL 4	127 SF
LEVEL 5	4	LEVEL 5	127 SF
LEVEL 6	4	LEVEL 6	127 SF
LEVEL 7	4	LEVEL 7	127 SF
LEVEL 8	4	LEVEL 8	127 SF
LEVEL 9	4	LEVEL 9	127 SF
LEVEL 10	4	LEVEL 10	127 SF
LEVEL 11	4	LEVEL 11	127 SF
LEVEL 12	4	LEVEL 12	127 SF
LEVEL 13	4	LEVEL 13	127 SF
LEVEL 14	4	LEVEL 14	127 SF
LEVEL 15	4	LEVEL 15	127 SF
LEVEL 16	4	LEVEL 16	127 SF
LEVEL 17	4	LEVEL 17	127 SF
LEVEL 18	4	LEVEL 18	127 SF
LEVEL 19	4	LEVEL 19	127 SF
LEVEL 20	4	LEVEL 20	127 SF
LEVEL 21	4	LEVEL 21	127 SF
LEVEL 22	4	LEVEL 22	127 SF
LEVEL 23	4	LEVEL 23	127 SF
LEVEL 24	4	LEVEL 24	127 SF
LEVEL 25	4	LEVEL 25	127 SF
LEVEL 26	4	LEVEL 26	127 SF
LEVEL 27	4	LEVEL 27	127 SF
LEVEL 28	4	LEVEL 28	127 SF
LEVEL 29	4	LEVEL 29	127 SF
LEVEL 30	4	LEVEL 30	127 SF
LEVEL 31	4	LEVEL 31	127 SF
LEVEL 32	4	LEVEL 32	127 SF
LEVEL 33	4	LEVEL 33	127 SF
LEVEL 34	4	LEVEL 34	127 SF
LEVEL 35	4	LEVEL 35	127 SF
LEVEL 36	4	LEVEL 36	127 SF
LEVEL 37	4	LEVEL 37	127 SF
LEVEL 38	4	LEVEL 38	127 SF
LEVEL 39	4	LEVEL 39	127 SF
LEVEL 40	4	LEVEL 40	127 SF
LEVEL 41	4	LEVEL 41	127 SF
LEVEL 42	4	LEVEL 42	127 SF
LEVEL 43	4	LEVEL 43	127 SF
LEVEL 44	4	LEVEL 44	127 SF
LEVEL 45	4	LEVEL 45	127 SF
LEVEL 46	4	LEVEL 46	127 SF
LEVEL 47	4	LEVEL 47	127 SF
LEVEL 48	4	LEVEL 48	127 SF
LEVEL 49	4	LEVEL 49	127 SF
LEVEL 50	4	LEVEL 50	127 SF
LEVEL 51	4	LEVEL 51	127 SF
LEVEL 52	4	LEVEL 52	127 SF
LEVEL 53	4	LEVEL 53	127 SF
LEVEL 54	4	LEVEL 54	127 SF
LEVEL 55	4	LEVEL 55	127 SF
LEVEL 56	4	LEVEL 56	127 SF
LEVEL 57	4	LEVEL 57	127 SF
LEVEL 58	4	LEVEL 58	127 SF
LEVEL 59	4	LEVEL 59	127 SF
LEVEL 60	4	LEVEL 60	127 SF
LEVEL 61	4	LEVEL 61	127 SF
LEVEL 62	4	LEVEL 62	127 SF
LEVEL 63	4	LEVEL 63	127 SF
LEVEL 64	4	LEVEL 64	127 SF
LEVEL 65	4	LEVEL 65	127 SF
LEVEL 66	4	LEVEL 66	127 SF
LEVEL 67	4	LEVEL 67	127 SF
LEVEL 68	4	LEVEL 68	127 SF
LEVEL 69	4	LEVEL 69	127 SF
LEVEL 70	4	LEVEL 70	127 SF
LEVEL 71	4	LEVEL 71	127 SF
LEVEL 72	4	LEVEL 72	127 SF
LEVEL 73			

UNIT COUNT			
Name	Count	Label	Avg
JVL-1			
REG A DEN	4	JVL-1	232 SF
STUDD A	3	JVL-1	222 SF
JVL-2			
REG A DEN	4	JVL-2	232 SF
STUDD A	3	JVL-2	222 SF
JVL-3			
REG A	4	JVL-3	142 SF
REG C	4	JVL-3	787 SF
REG D	1	JVL-3	48 SF
REG E	1	JVL-3	622 SF
REG F	4	JVL-3	542 SF
REG H	4	JVL-3	122 SF
REG J	4	JVL-3	687 SF
REG DEN	3	JVL-3	232 SF
REG DEN EXT	3	JVL-3	232 SF
STUDD A	3	JVL-3	222 SF
STUDD C	3	JVL-3	55 SF
JVL-4			
REG A	3	JVL-4	142 SF
REG A EXT	4	JVL-4	187 SF
REG B	4	JVL-4	787 SF
REG C	1	JVL-4	48 SF
REG E	1	JVL-4	622 SF
REG F	4	JVL-4	542 SF
REG H	4	JVL-4	122 SF
REG J	4	JVL-4	687 SF
REG DEN B	4	JVL-4	82 SF
J REG A	3	JVL-4	482 SF
J REG B	3	JVL-4	142 SF
J REG B EXT	2	JVL-4	222 SF
STUDD B	4	JVL-4	532 SF
STUDD C	1	JVL-4	552 SF
JVL-5			
REG A	3	JVL-5	142 SF
REG A EXT	4	JVL-5	187 SF
REG C	1	JVL-5	48 SF
REG D	1	JVL-5	48 SF
REG E	1	JVL-5	622 SF
REG F	4	JVL-5	542 SF
REG H	4	JVL-5	122 SF
REG J	4	JVL-5	687 SF
REG DEN B	3	JVL-5	82 SF
J REG A	3	JVL-5	482 SF
J REG B	3	JVL-5	142 SF
J REG B EXT	2	JVL-5	142 SF
STUDD B	4	JVL-5	532 SF
STUDD C	1	JVL-5	552 SF
JVL-6			
REG A	3	JVL-6	142 SF
REG A EXT	4	JVL-6	187 SF
REG B	4	JVL-6	787 SF
REG C	1	JVL-6	48 SF
REG D	1	JVL-6	422 SF
REG F	4	JVL-6	542 SF
REG H	4	JVL-6	122 SF
REG J	4	JVL-6	687 SF
REG DEN B	3	JVL-6	82 SF
J REG A	3	JVL-6	482 SF
J REG B	3	JVL-6	142 SF
J REG B EXT	2	JVL-6	222 SF
STUDD B	4	JVL-6	532 SF
STUDD C	1	JVL-6	552 SF
JVL-7			
REG A	3	JVL-7	142 SF
REG A EXT	4	JVL-7	187 SF
REG B	4	JVL-7	787 SF
REG C	1	JVL-7	48 SF
REG D	1	JVL-7	622 SF
REG F	4	JVL-7	542 SF
REG H	4	JVL-7	122 SF
REG J	4	JVL-7	687 SF
REG DEN B	3	JVL-7	82 SF
J REG A	3	JVL-7	482 SF
J REG B	3	JVL-7	142 SF
J REG B EXT	2	JVL-7	142 SF
STUDD B	4	JVL-7	532 SF
STUDD C	1	JVL-7	552 SF
Total Unit Count			

PROPERTY OWNER: 3300 COTTONWOOD, LLC



LEVEL	COUNT
LEVEL 1	6
LEVEL 2	6
LEVEL 3	13
LEVEL 4	27
LEVEL 5	28
LEVEL 6	28
LEVEL 7	28
TOTAL	138

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

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

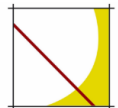


COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 2 | PL02

02-06-2026



Architecture
Belgique, Inc.

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

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

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

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



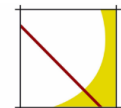
COTTONWOOD 3300

1312 EAST 3300 SOUTH

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LEVEL 3 | PLO3

Q2-06-2026



Architecture
Belgique, Inc.

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

HORIZONTAL ARTICULATION
BY AT LEAST TWO FEET



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

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

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



COTTONWOOD 3300

1312 EAST 3300 SOUTH

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LEVEL 4 | PLO4

02-06-2026



Architecture
Belgique, Inc.

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



BALCONY COUNT

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

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

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



COTTONWOOD 3300

1312 EAST 3300 SOUTH

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LEVEL 5 | PLUS

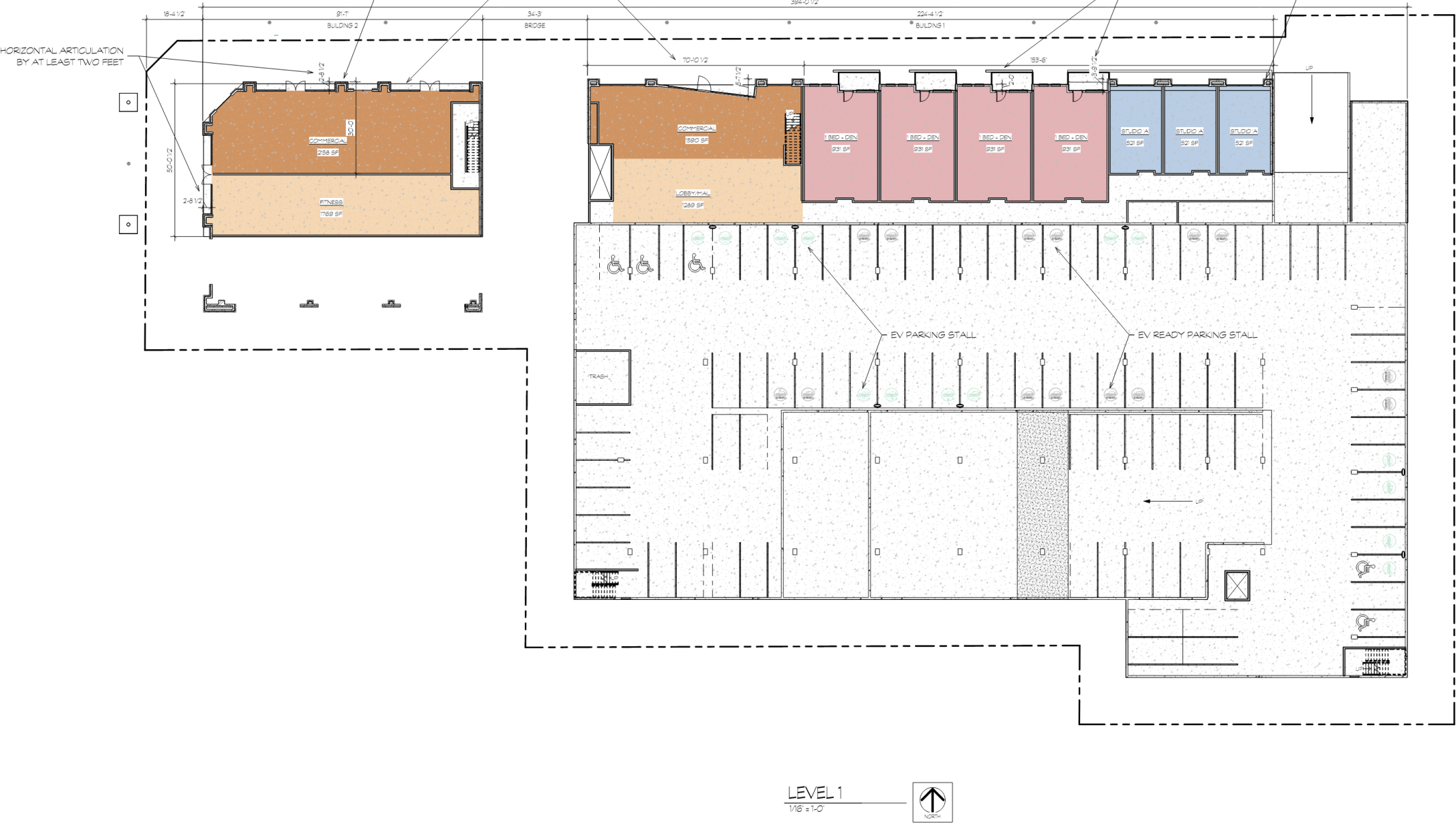
02-06-2026



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

COTTONWOOD 3300

1312 EAST 3300 SOUTH



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

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

LEVEL 1 | PLOI

02-06-2026



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

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



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

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



GLAZING PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	PERCENTAGE
NORTH (BLDG 2)	1	69%
NORTH (BLDG 2)	5	34%
NORTH (BLDG 1)	1	50%
NORTH (BLDG 1)	5	29%
WEST	1	16%
WEST	5	27%
SOUTH	1	0%
SOUTH	5	25%
EAST	1	0%
EAST	5	27%

MATERIAL PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	MATERIAL	PERCENTAGE
NORTH (BLDG 1)	1	BRICK	33%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-8	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
		BRICK	100%
		BRICK	100%
NORTH (BLDG 2)	4-8	BRICK	100%
		BRICK	100%
		BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
		BRICK	100%
		BRICK	100%
WEST (BLDG 2)	4-8	BRICK	100%
		BRICK	100%
		BRICK	100%
WEST (BLDG 1)	4-8	BRICK	2%
		METAL	34%
		STUCCO	43%
SOUTH (BLDG 2)	1	BRICK	72%
		STUCCO	28%
		STUCCO	28%
SOUTH (BLDG 1)	4-8	BRICK	5%
		METAL	27%
		WOOD	23%
EAST	4-8	BRICK	32%
		METAL	13%
		WOOD	3%
EAST	4-8	STUCCO	24%
		STUCCO	24%
		STUCCO	24%



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

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



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

GLAZING PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	PERCENTAGE
NORTH (BLDG 2)	1	65%
NORTH (BLDG 2)	5	34%
NORTH (BLDG 1)	1	50%
NORTH (BLDG 1)	5	25%
WEST	1	16%
WEST	5	27%
SOUTH	1	0%
SOUTH	5	25%
EAST	1	0%
EAST	5	27%

MATERIAL PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	MATERIAL	PERCENTAGE
NORTH (BLDG 1)	1-5	BRICK	33%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-6	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
	4-6	BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
	4-6	BRICK	100%
WEST (BLDG 1)	4-6	BRICK	21%
		METAL	34%
		STUCCO	45%
SOUTH (BLDG 2)	1	BRICK	73%
		STUCCO	26%
SOUTH (BLDG 1)	4-6	BRICK	8%
		METAL	27%
		WOOD	23%
		STUCCO	42%
EAST	4-6	BRICK	32%
		METAL	13%
		WOOD	33%
		STUCCO	24%

Development Agreement

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

Conclusions

Planning Open House Meeting: Residents within 600' radius of the property was noticed to participate in an open house meeting, that was held on February 3rd, 2026. Staff did not receive any written comments in response to the application. However, during the meeting, close neighbors of the subjected property had the following questions:

Medians to be installed to manage left-turning traffic

Roads be expanded, specifically in 1300 E, to fit a right-turning lane.

Community Councils: On February 3rd, 2026, during the Millcreek Community Council meeting, members moved to recommend the proposal as presented with a 5-1(abstaining) vote.

The project qualifies for a CCOZ-DA by proposing a public benefit that will provide an additional ten (10) feet of Right-of-way along the frontages of 3300 S and 1300 E. This will create a more pleasurable and walkable experience for pedestrians.

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

Any proposed building with a height greater than thirty-six feet (36'), excluding height projection allowances as set forth in [MKZ 18.72.040](#) will be subjected to a Conditional Use Permit.

All development will be required to meet the minimum zoning and land use ordinances; to which the concept plan may likely evolve from what is currently presented for this rezone application.

The project is subject to further review and final approval.

Recommendations

Planning Commission: On February 18th 2026, during the Millcreek Planning Commission meeting, members moved to recommend approval, with an unanimous (6-0) vote, as presented.

Traffic Study (TIS): For all project accesses to operate safely and effectively, median barriers are recommended along 1300 East and 3300 South near the project. The median along 1300 East is recommended to extend approximately 120 feet from the intersection of 1300 East & 3300 South, or roughly 35 feet further south than the project access. The median along 3300 South is recommended to extend approximately 475 feet from the intersection with 1300 East to the Home Depot access.

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

I move to adopt Ordinance 26-53 to rezone property located at approximately 1312 E 3300 S, from the C (Commercial) Zone to the CCOZ-DA (City Center Overlay – Development Agreement) Zone, subject to a development agreement.

I move to adopt Ordinance 26-54 authorizing a development agreement for property located at approximately 1312 E 3300 S.

An aerial photograph of a city street intersection. A large, white, rectangular building with a flat roof is highlighted with a blue border. The building is situated on the left side of the image, adjacent to a multi-lane road. To the right of the building is a parking lot filled with cars. In the background, there are several multi-story apartment buildings and more parking areas. The text "ZM-26-003 – Rezone" and "4244 S State Street" is overlaid on the image.

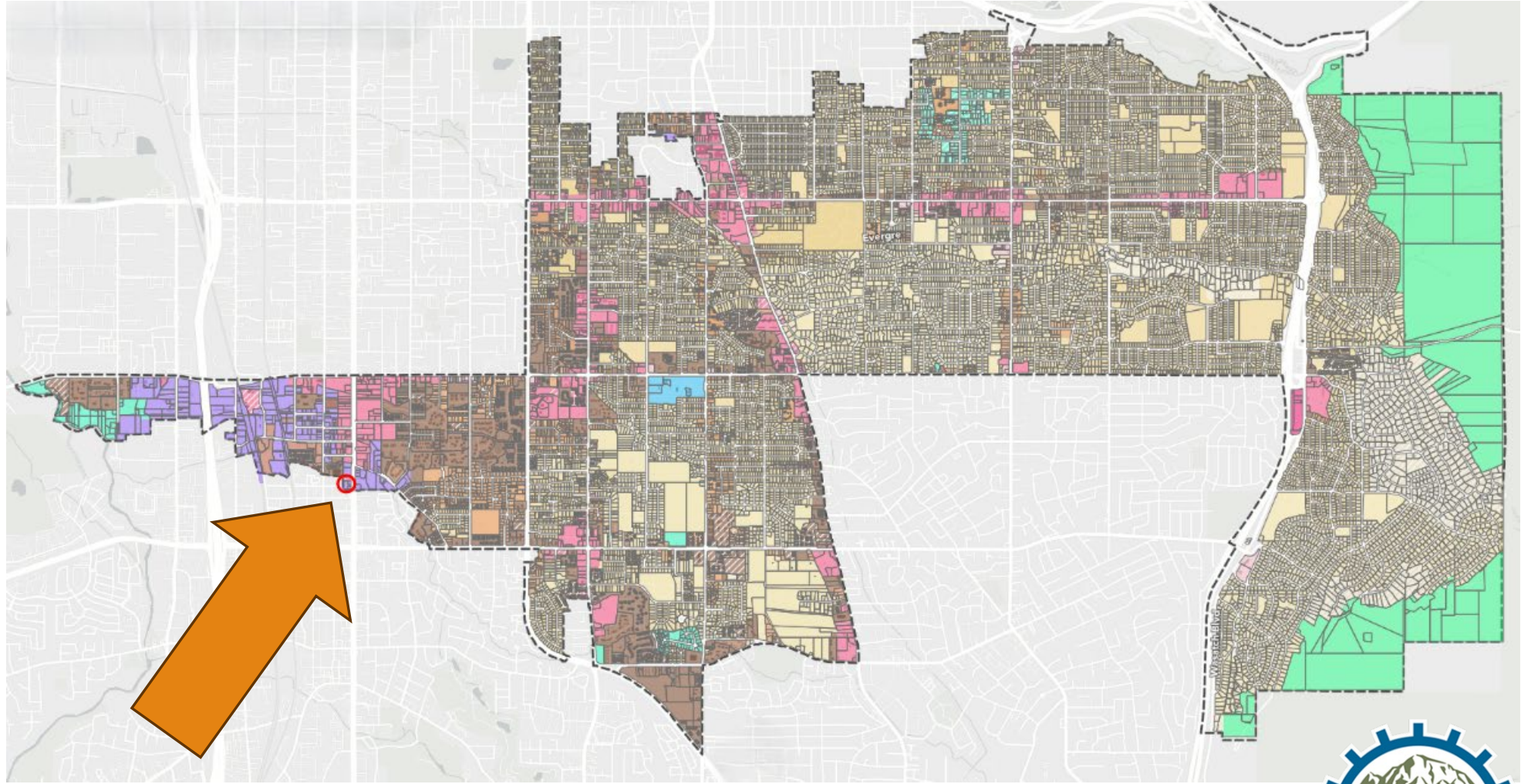
ZM-26-003 – Rezone
4244 S State Street

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.

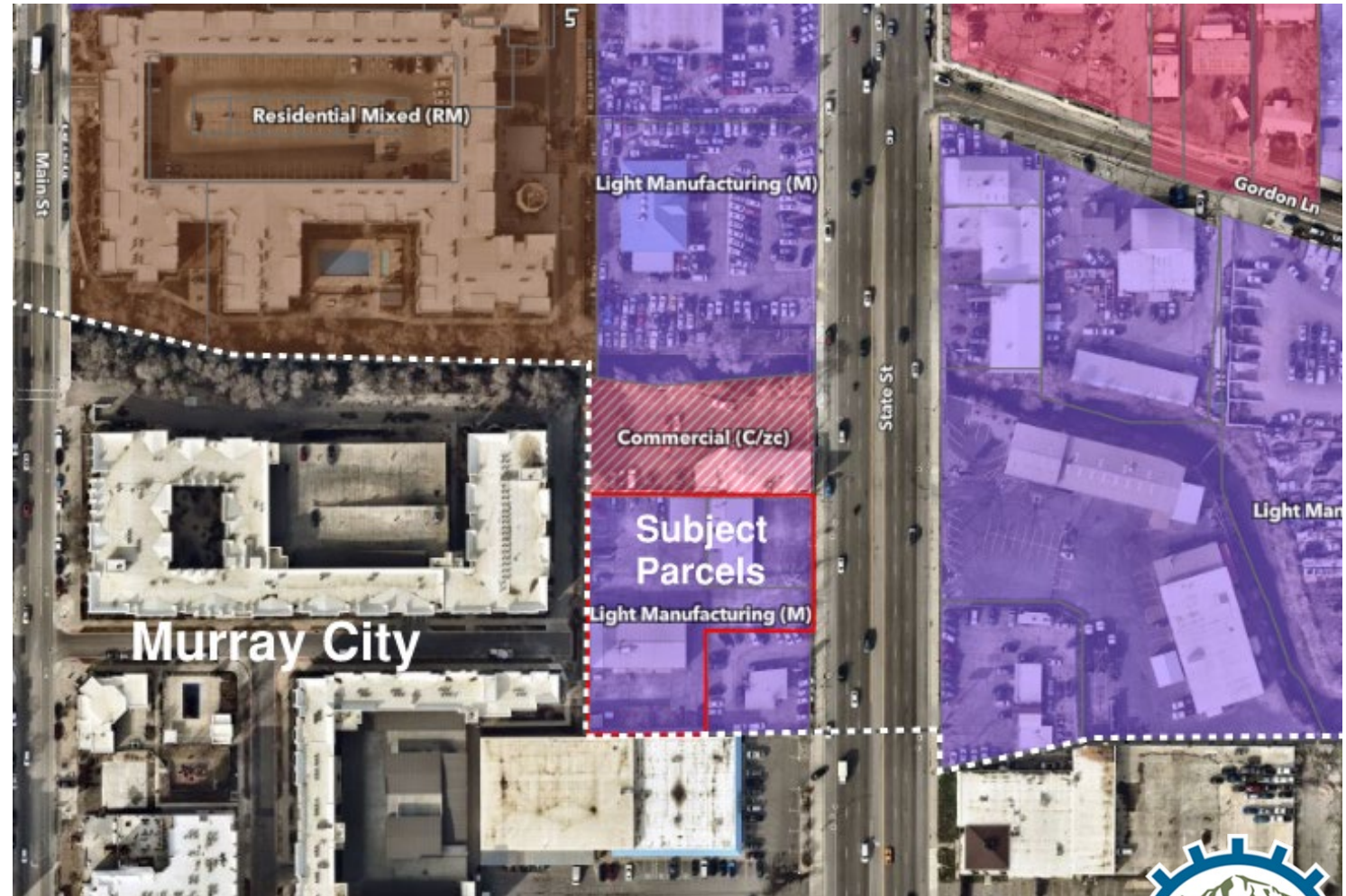
Currently the property has an auto body shop on site that has been in operation for decades. The applicant is applying for a Mixed Development (MD) zone to accommodate a mixed use, affordable housing project that will consist of 115 units and two commercial spaces along State Street.



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.

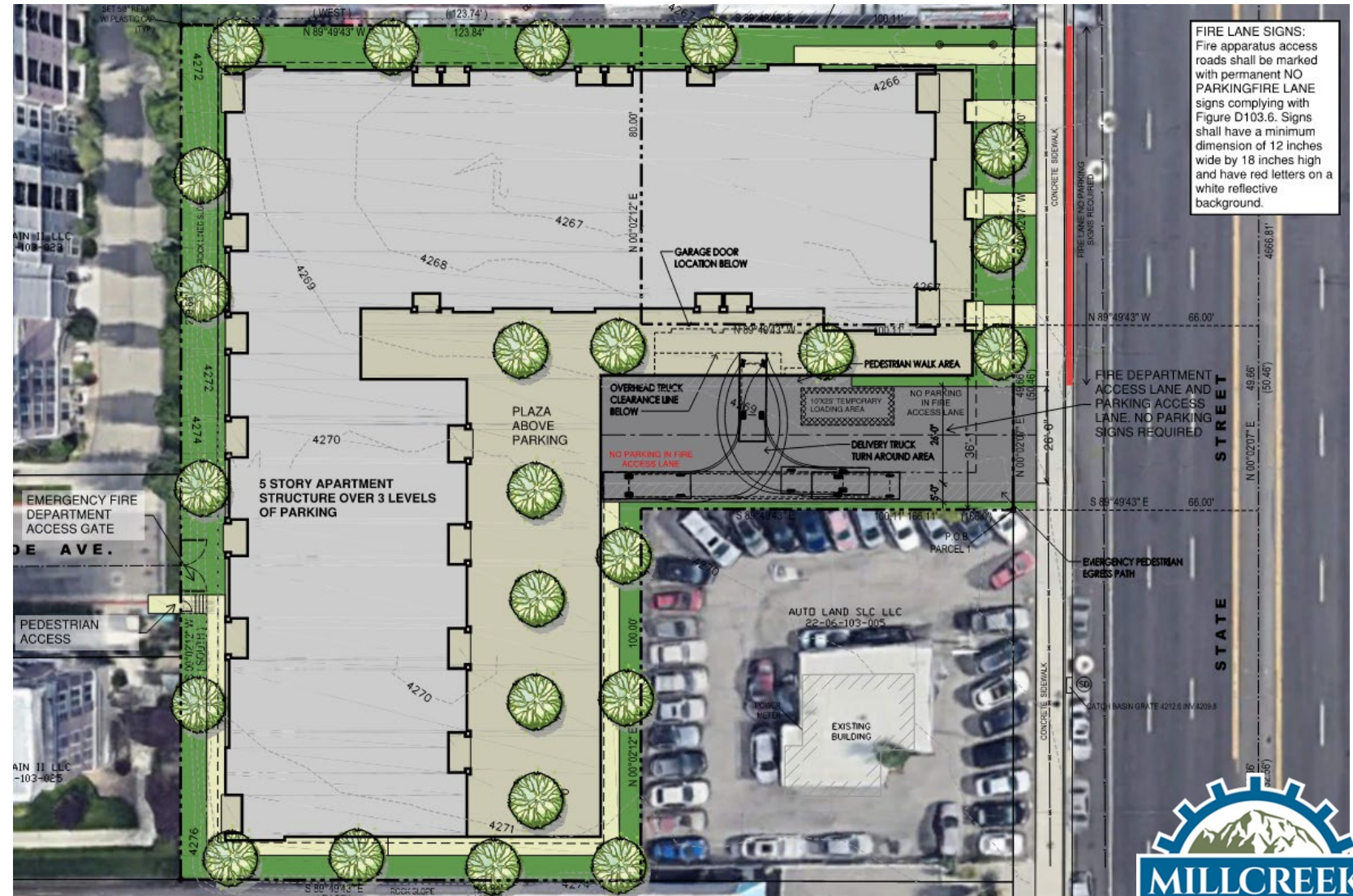
A zoning map can be seen to the right. The subject parcel is along the border of Millcreek and Murray City with Murrays Fireclay neighborhood being immediately west of the site.



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.



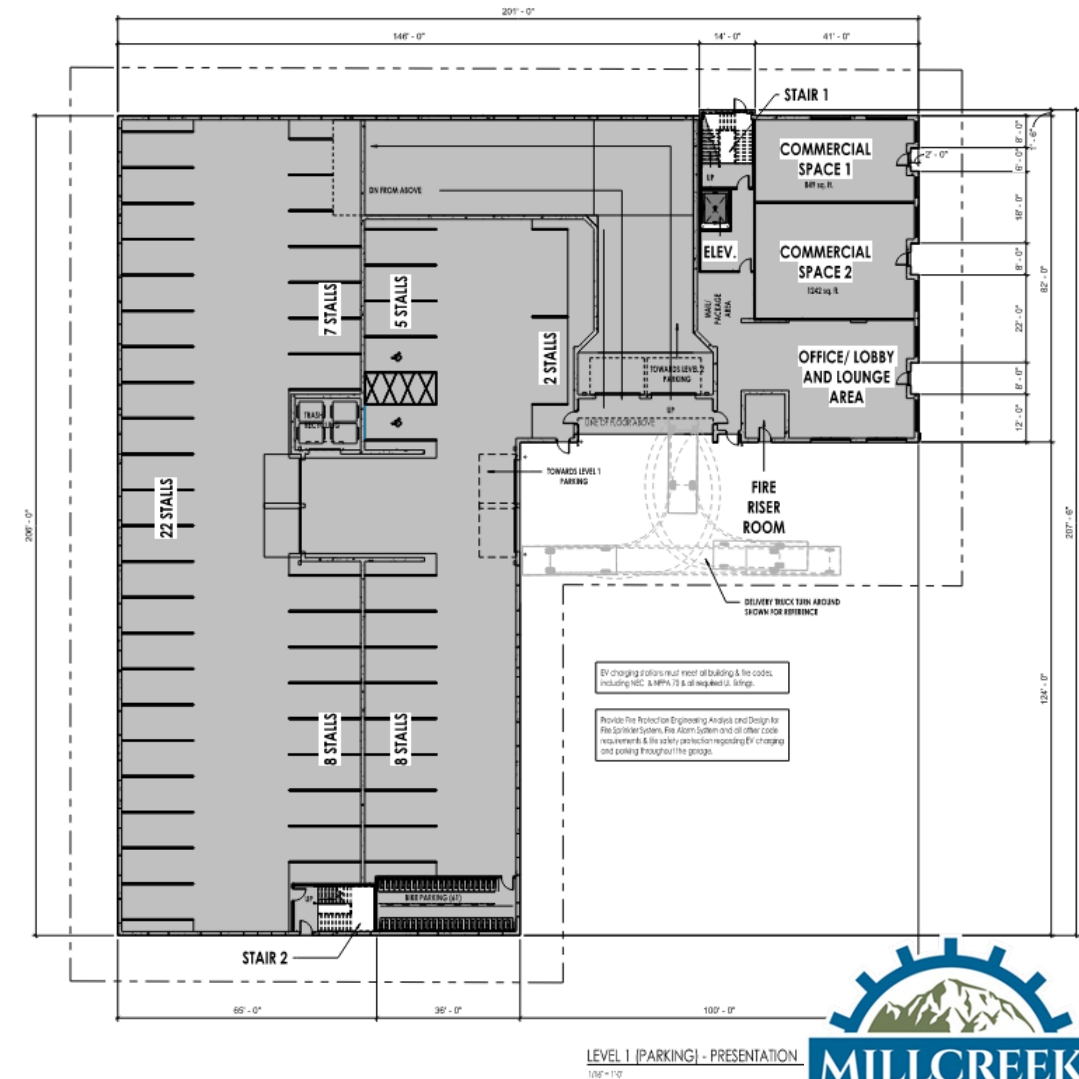
Project Details

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

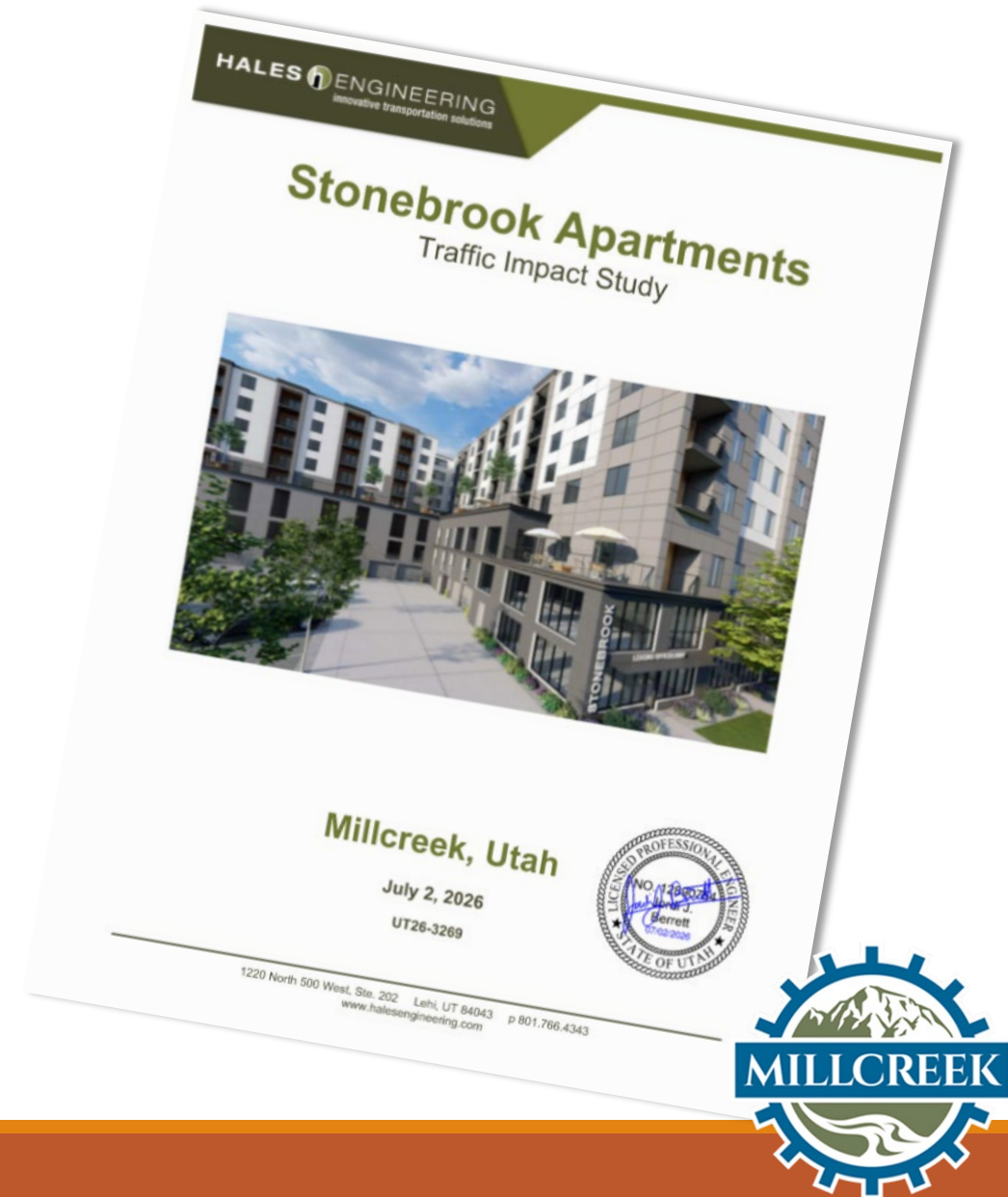


Project Details

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.

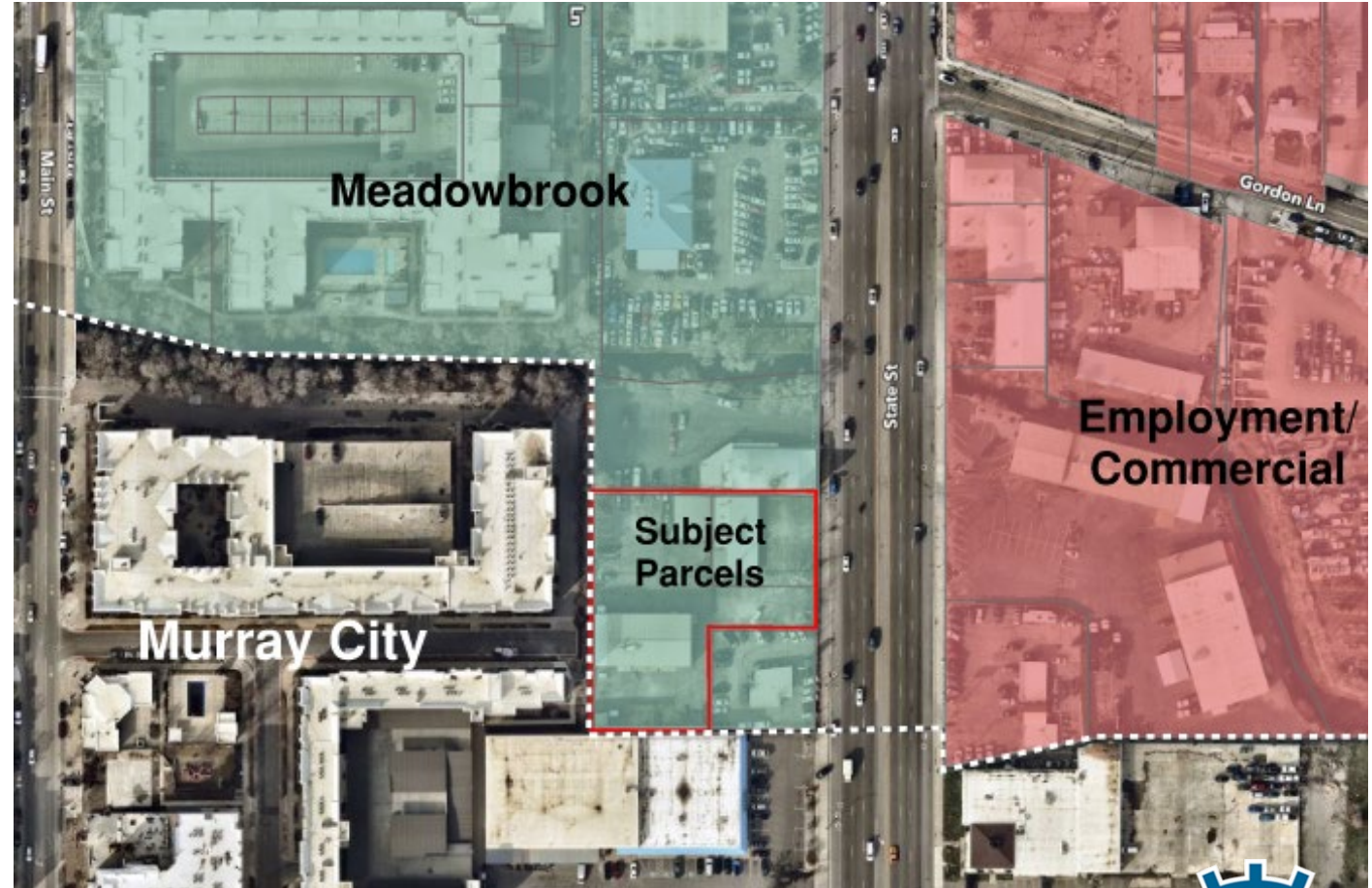


General Plan

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.



Planning Commission

At the July 15th Planning Commission meeting, commissioners asked questions to staff and the applicant about the location of the project, amenities, and affordability. The applicant was able to talk about the neighborhood and the process for receiving funds to ensure the affordability aspect of the project. Amenity decks and other amenities are featured for residents in the building with nearby access to Birkhill Park in Murray.

No residents commented on the application during the public comment section of the hearing.

Commissioners were very positive about the prospect of this area adding needed affordable housing to the cities inventory and unanimously recommended to the City Council approval of the rezone and the accompanying development agreement as proposed.



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

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.

Based on input from the applicant, planning commissioners, and staff, Millcreek Planning staff recommend approving the rezone subject to the accompanying development agreement and the findings and conclusions found in the staff report.



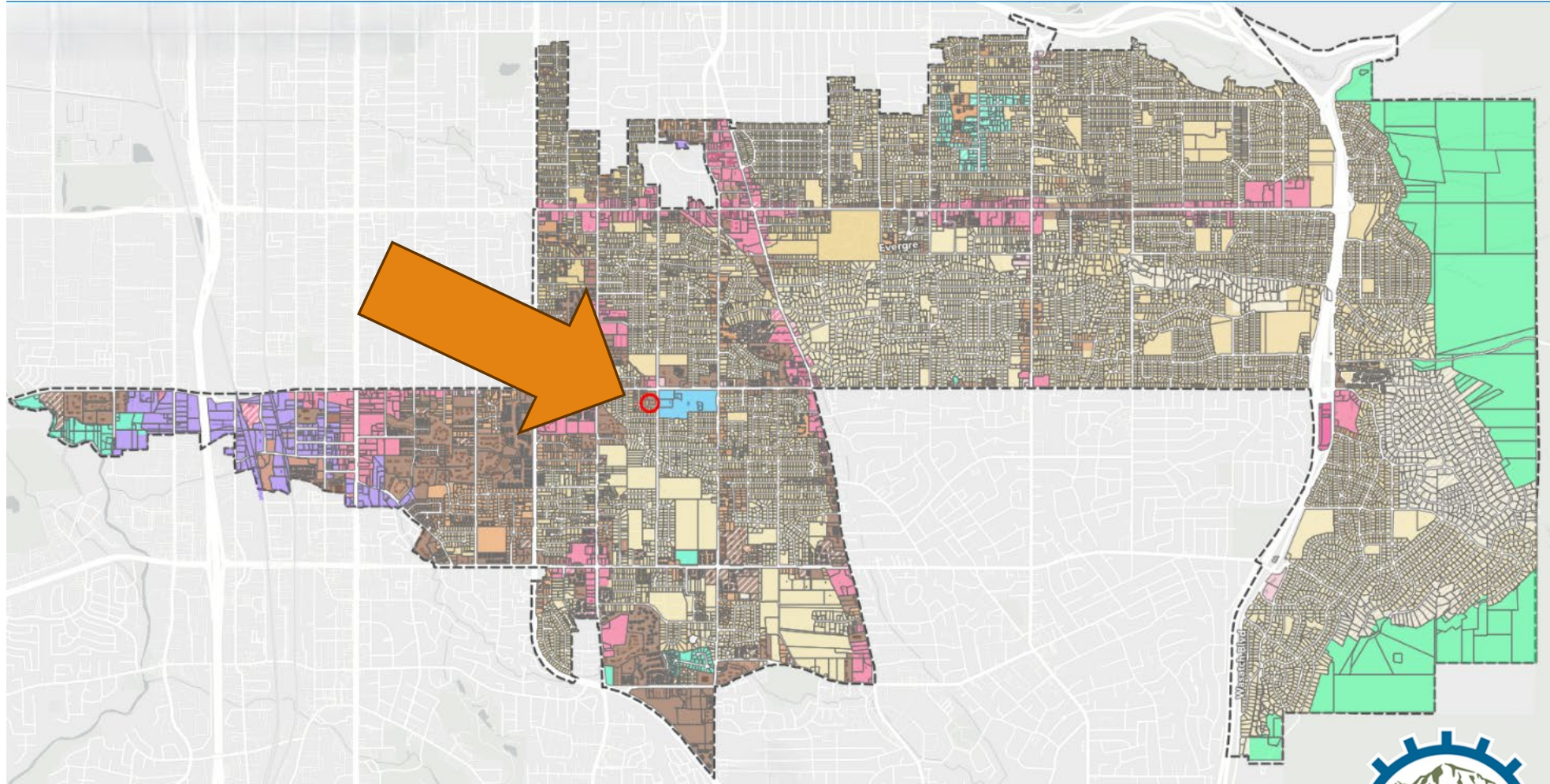
ZM-26-009 – Rezone
1059 E 3950 S & 1100 E 3946 S

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.

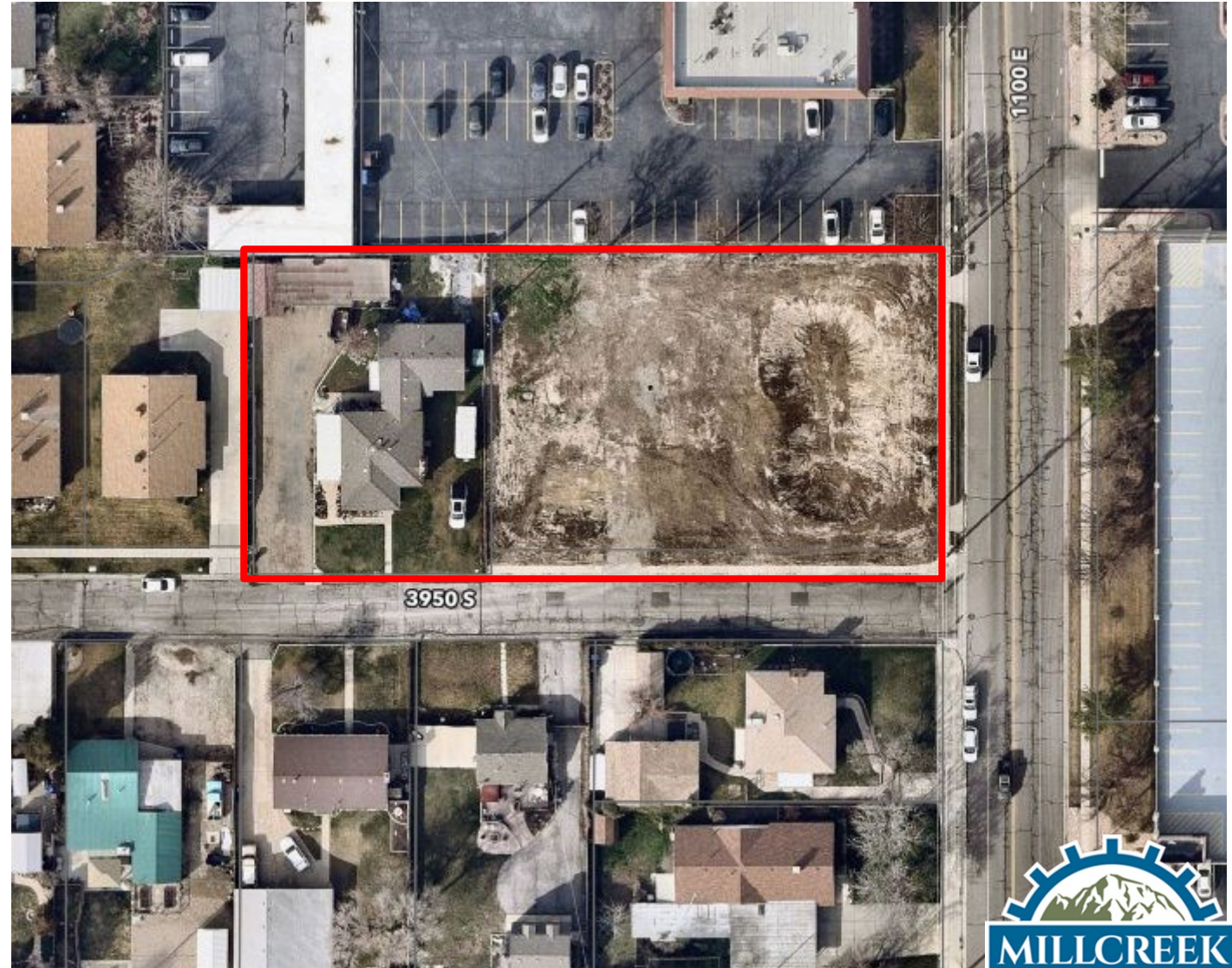


Project Details

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.

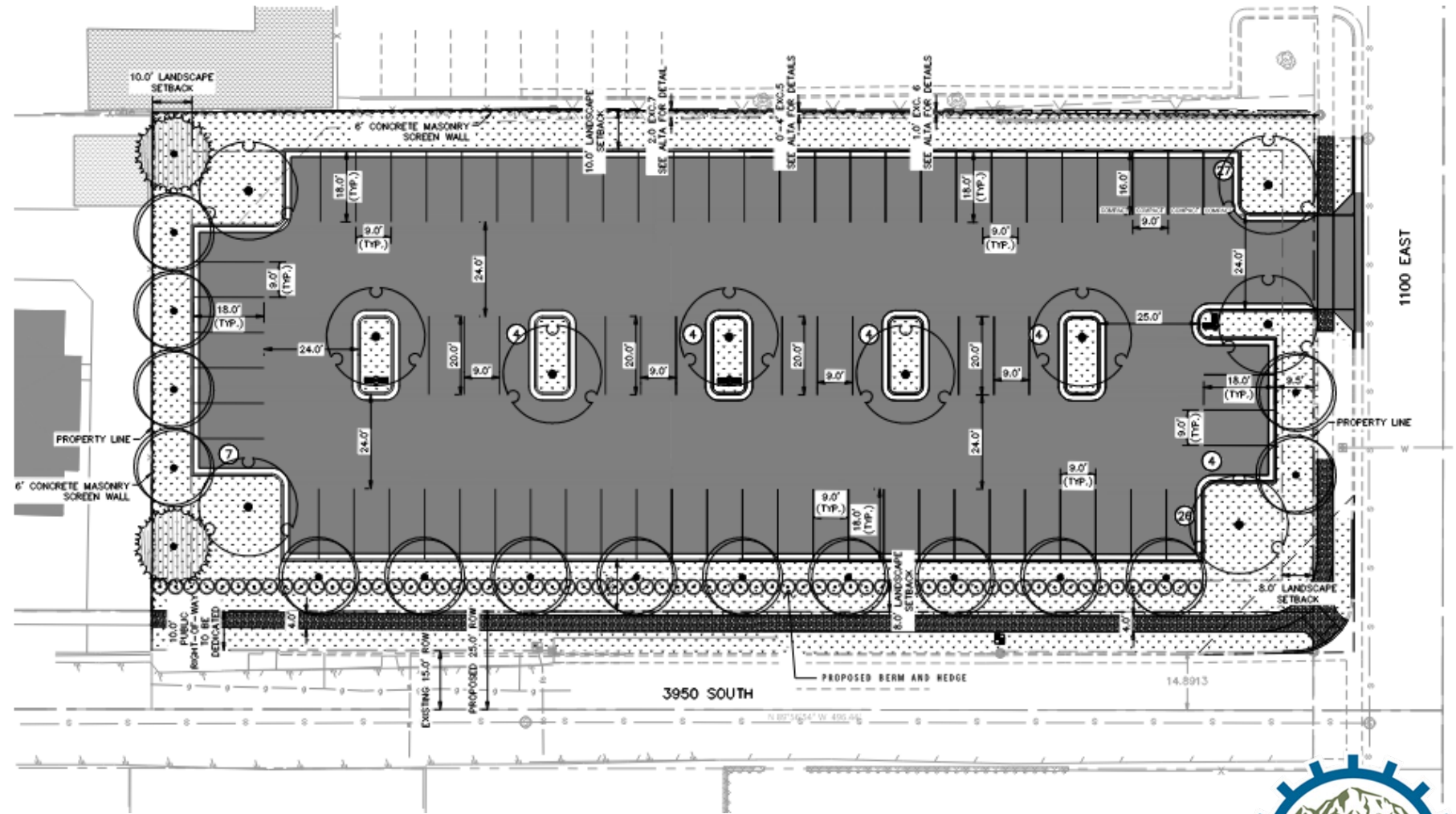
A map of the current zoning can be seen to the right. The subject parcels span both the RM zone and R-2-8 zone which do not allow for parking as a primary use.



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 recommends adding a zone condition would limit the site to solely surface 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.



Planning Commission

During their July 15th meeting, the Planning Commission had concerns about the removal of housing to accommodate parking. Commissioners also had concerns about the future usage of the land were it to be developed.

No residents commented on the application during the public comment section of the hearing.

In their motion, Commissioners unanimously recommended approval of the rezone and development agreement along with the addition of a zone condition limiting the site to surface parking only, adding a pedestrian access point in the SE corner of the lot, and for City Council to engage with St. Marks to find a way to offset the loss of affordable housing.

The addition of the pedestrian path has been added to the most recent draft of the development agreement for 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

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.

Based on the input from residents, staff, the applicant, and the Planning Commission, staff recommend approving the rezone subject to the accompanying development agreement, added zone condition, and the findings and conclusions found in the staff report.

