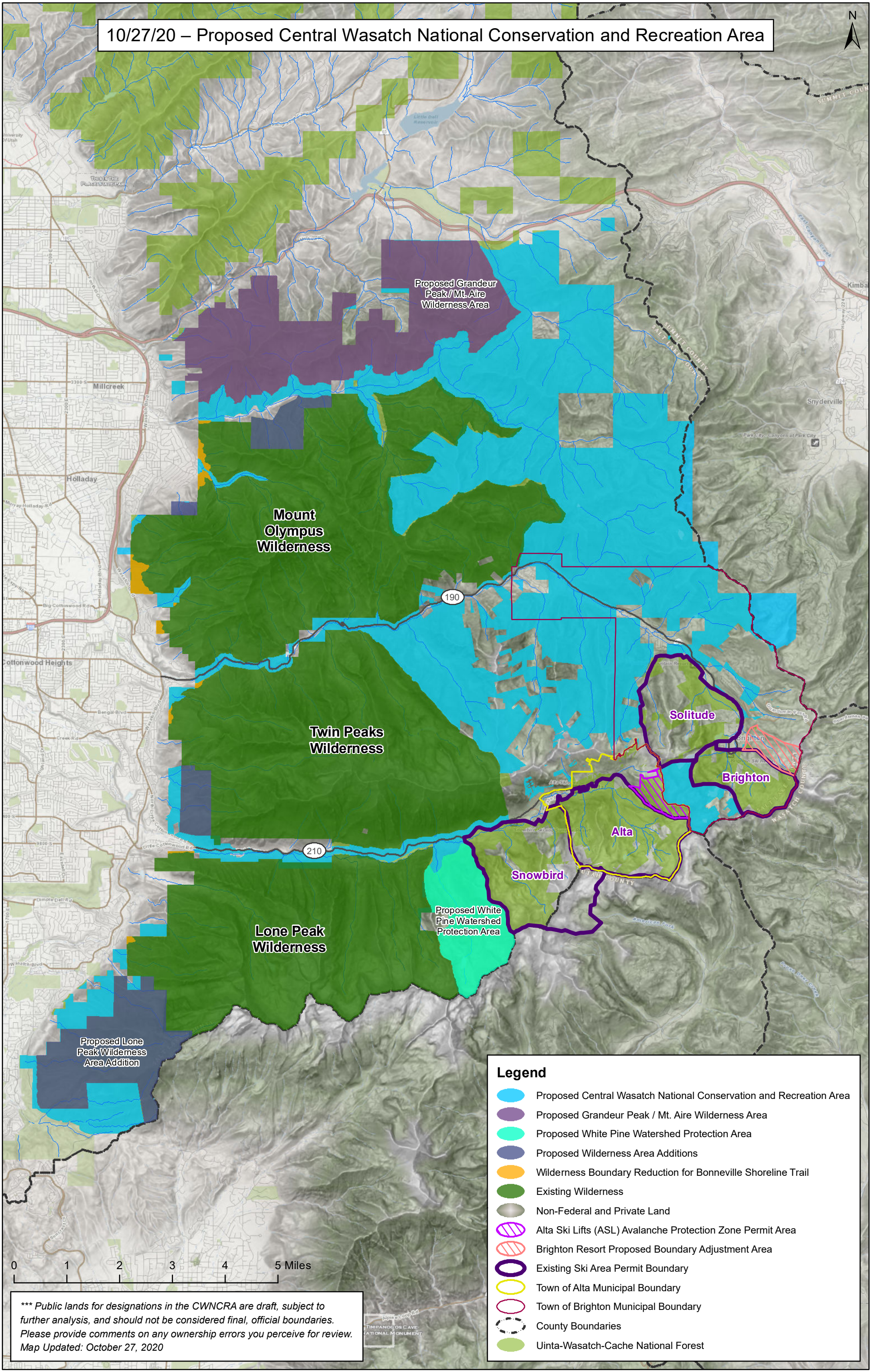


10/27/20 – Proposed Central Wasatch National Conservation and Recreation Area



Legend

- Proposed Central Wasatch National Conservation and Recreation Area
- Proposed Grandeur Peak / Mt. Aire Wilderness Area
- Proposed White Pine Watershed Protection Area
- Proposed Wilderness Area Additions
- Wilderness Boundary Reduction for Bonneville Shoreline Trail
- Existing Wilderness
- Non-Federal and Private Land
- Alta Ski Lifts (ASL) Avalanche Protection Zone Permit Area
- Brighton Resort Proposed Boundary Adjustment Area
- Existing Ski Area Permit Boundary
- Town of Alta Municipal Boundary
- Town of Brighton Municipal Boundary
- County Boundaries
- Uinta-Wasatch-Cache National Forest

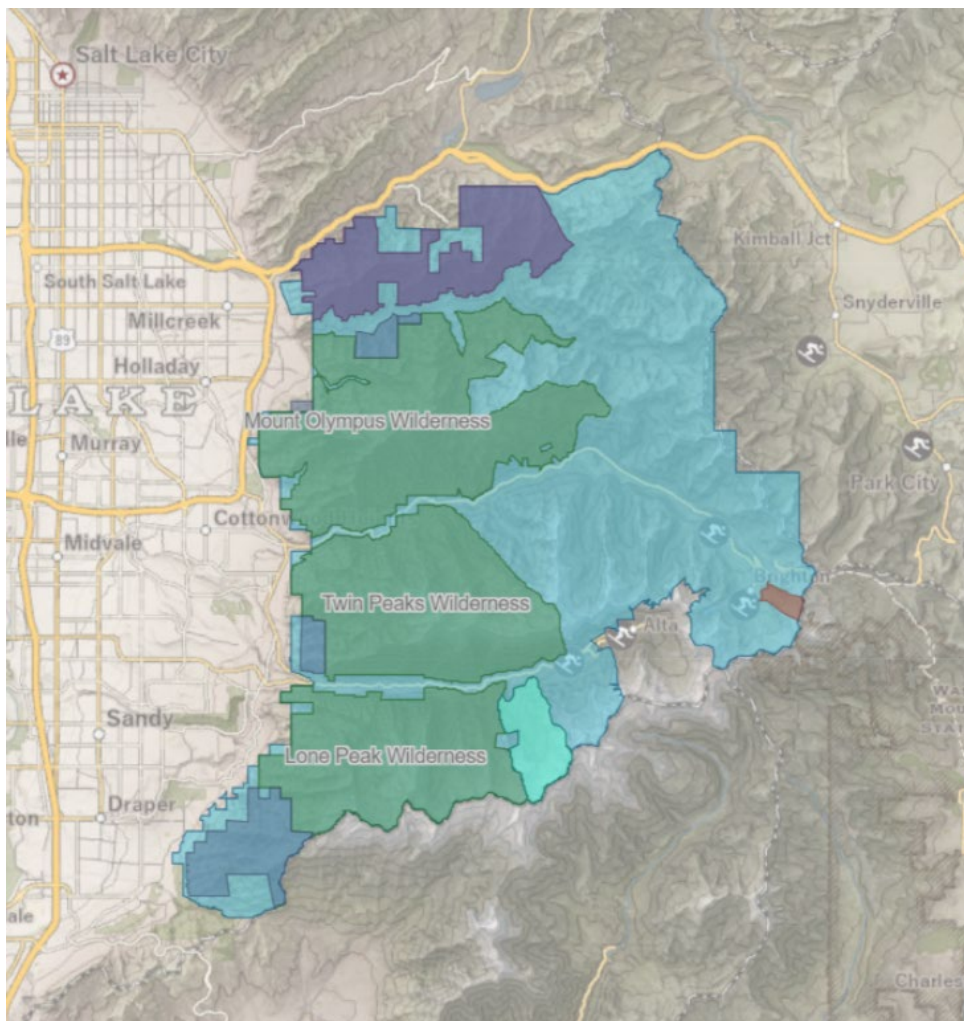


The Central Wasatch National Conservation and Recreation Area Act: What Is It, What Would It Do, and Why Is It Needed?

Introduction

The [Central Wasatch National Conservation and Recreation Area Act](#) (CWNCRRA) is a piece of federal legislation codifying essential components of the Mountain Accord Charter. After the Charter was signed in 2015, the first version of the CWNCRRA was drafted and Congressman Jason Chaffetz ran the bill in 2016, but time ran out in the legislative session before it could advance past the House Natural Resources Committee. The Central Wasatch Commission was formally established in 2017 to continue working on the bill and carry out what was agreed to in the Charter. Updates to the bill with public input continued through October 2020, which is the most recent version of the bill.

The CWNCRRA seeks to permanently protect the vitally important watershed from sources of degradation while providing a variety of quality recreation opportunities amid immense population growth and increased national and international demand by doing the following:



- Establishing a National Conservation and Recreation Area (NCRA) on existing Forest Service (federal) land (shown in light blue on the map).
- Establishing a new Wilderness Area (in purple) and expanding existing Wilderness Areas (dark blue).
- Establishing the White Pine Watershed Protection Area (teal).

The establishment of these areas is critical to the long-term protection of the tri-

canyons area. Although the affected areas are entirely owned¹ and managed² by the Forest Service with some degree of protection and limitations on its use already, Forest Service lands are typically managed to promote a variety of uses and values, including extractive and consumptive use, and impairing the land's productivity is to be avoided, which leaves them vulnerable to threats of development. Numerous proposals for large-scale land development and water use in 2011 and 2012 prompted the Mountain Accord process (and, thereby, the CWNCR) to develop an integrated, comprehensive, and landscape-scale framework for the future of the Central Wasatch Mountains. The most prominent development proposal was an attempt to force the sale of Forest Service land, without public input or knowledge, to a ski company to build a gondola connecting Big Cottonwood Canyon with the Wasatch Back. The bill was also an effort to protect public lands from hostile administrative changes, and these threats continue to rear their heads today: recent congressional efforts to force the sale of 2-3 million acres of public lands, potentially including about 29,000 acres of Forest Service land in the Central Wasatch, and the proposed rescission of the Roadless Rule by executive order, directly threaten the natural beauty of and public access to the land and continued health of the watershed in this sensitive and critical area. The designations in the CWNCR would make the affected lands ineligible for sale, which would protect them from development, preserve recreational access for future generations, and ensure permanent protection of the watershed that sustains life in the Salt Lake Valley and surrounding areas.

Each type of designation (NCR, Wilderness Area, Watershed Protection Area) has its own implications and impacts. The Forest Service currently owns and manages *all of the land* that would be affected by the bill, and the bill would not change that. It would only change *the ways in which* they manage the land, depending on the designation. The impacts and implications of each type of designation are outlined in the sections below.

Establishment of a National Conservation and Recreation Area

While some land would be designated as Wilderness or a special Watershed Protection Area, most of the land affected by the bill would be designated as a National Conservation and Recreation Area (NCR), a [novel designation](#) with elements of a National Conservation Area and elements of a National Recreation Area. The following sections discuss the provisions and implications of this designation.

a) Affected Land

The CWNCR affects *only* Forest Service (federally-owned) land. The light blue shaded sections of the map above show the land that would be designated as a National Conservation and Recreation Area. The current landscape of the Central Wasatch Mountains is a patchwork of public and private ownership, and

¹ Only existing Forest Service land, and no other land, would be impacted by the bill, as outlined in lines 77-79 and 448-451 of the most recent (10/27/2020) draft of the bill.

² The [2003 Forest Plan](#) (Central Wasatch Management Area, Chapter 4, pages 152-164) governs the Forest Service's current management of the proposed CWNCR land.

while the map shows the general areas that would be affected by the bill, there are pieces of non-federal (private, county, or municipal) land *within* the shaded area that would *not* be subject to the CWNCRRA.

Since the bill affects only federal land, private landowners who own property within the CWNCRRA boundaries would continue to have the same access to their property, and ownership of their land or property would not change in any way. The bill explicitly prohibits the condemnation and forced sale of privately owned land and does not allow any government to acquire land within the area through any means other than exchange, donation, or purchase from a willing seller. It does not require private property owners to allow public or government access to their property, nor does it modify any existing law respecting public access to or use of private land.

The four ski resorts that operate in the Cottonwood Canyons on Forest Service land by a Special Use Permit (SUP) issued by the Forest Service would continue to operate with no changes to their SUP. The land within the SUP is exempt from CWNCRRA designation, and ski resort operations would not need to change based on the designation of the surrounding areas. The bill would, however, prohibit ski areas from expanding beyond their existing operating footprint.

The NCRA designation creates no protective perimeter or buffer zone around its perimeter, so activities or use outside or near the designated area would not be impacted.

b) Management Plan

The bill requires that the existing [2003 Forest Plan](#), which guides all natural resource management activities for the Uinta-Wasatch-Cache (UWC) National Forest (i.e. setting desired conditions, objectives, standards, and guidelines for multiple uses such as recreation, timber, wildlife habitat, and watershed protection) would be amended within 3 years to include a new Management Plan specific to the newly NCRA-designated land. The Management Plan would be developed by the Forest Service (the Uinta-Wasatch-Cache National Forest and the Salt Lake Ranger District) in consultation with appropriate state, tribal, and local governments, landowners within or adjacent to the Area, other key stakeholders such as ski resorts, and the public.

As dictated by the bill, an updated Management Plan would include standards and guidelines to protect water quality, protect environmentally sensitive areas, provide for restoration and adaptive management of natural resources, promote public safety (including through avalanche control), and facilitate year-round outdoor recreation. These standards and guidelines would be developed within the context of current levels of use, while the 2003 Forest Plan still in effect today was developed with year-2000 visitation levels. This would translate to increased resources to manage the area.

c) Limitation of Certain Uses and Activities

To protect against development and preserve the character of the Area, the CWNCRRA would prohibit three key activities:

Use of motorized and mechanized transport. Motorized vehicles and mechanized transport within the Area would be allowed but limited, permitted only on roads, trails, and areas designated for such use by the Management Plan, and as necessary for the administration of the NCRA or in responding to an

emergency (see Public Safety section below for more on exceptions). This means that mechanized recreation like mountain biking would be allowed within the parameters of the new management plan.

Construction of new roads. While maintenance and reconstruction of existing roads would be permitted, construction of new roads within the Area would be prohibited except as necessary for administration of the Area or in responding to an emergency. This would protect the Area against disturbances (visual, soil, watershed, wildlife, vegetation) and against the potential rescission of the Roadless Rule, which is being pursued by the current administration. A lack of roads inherently protects against additional encroachment into wild and sensitive areas.

Ski area expansion. The Act would prohibit ski area expansion beyond its existing footprint. Having abundant access to both developed and undeveloped (dispersed) recreation sites is an essential attribute that attracts visitors to the Central Wasatch. The land that the ski areas occupy is owned by the Forest Service and operated by the resorts through a Special Use Permit granted by the Forest Service, but the bill would not affect or limit ski area management, including the potential construction of additional lifts, *within their permitted boundaries*.

d) Public Safety

While the CWNCRRA prohibits most motorized transport and mechanized equipment, it specifically allows for their use for the purpose of wildland fire operations and fuels reduction activities. The bill does not prohibit or limit vegetation management projects, including fuels reduction activities within the area, though the protocol may be different. Emergency response to wildfire and other emergencies would not be impacted.

The CWNCRRA does not affect UDOT's safety improvement activities, including avalanche mitigation work, or prevent installation of, access to, or maintenance of avalanche control devices.

e) Facilities

The CWNCRRA does not affect access to, or operation or maintenance of, existing facilities (water resource systems, flood control systems, electric energy systems, telecommunications systems, pipelines, parking areas, trailheads, and restrooms) located within the area. It would not prohibit the construction of new facilities or expansion of existing facilities but would require authorization by the Secretary of Agriculture (as advised by the Forest Service³) in accordance with the CWNCRRA, the Management Plan, and applicable law.

f) Transportation

The bill was specifically designed not to interfere with existing transportation rules. The exception to this is that the construction of new roads within the area would be prohibited, which preserves the existing character of the area by limiting additional noise, disturbance, and development.

³ The US Forest Service is a division of the United States Department of Agriculture (USDA), and the Forest Service is the executing agent of Secretary of Agriculture. The Salt Lake Ranger District advises and acts under the authority of the Secretary of Agriculture, and the bill would not change that.

Transportation improvements and associated public amenities, such as roadway improvements, public transportation, mountain transportation systems, transit stops, stations, trails, trailheads, bike lanes, restrooms, and pedestrian infrastructure are expressly allowed under the bill for the purposes of facilitating year-round and varied recreation opportunities and improved access. These improvements and amenities would be governed by the Management Plan.

The bill would not alter transportation corridors (SR 210 and SR 190), prevent adjustments to them in accordance with the purposes of conservation and recreation access and NEPA, diminish or otherwise affect easements or rights-of-way or property rights held by UDOT, add to UDOT's permitting process for maintenance or improvement of transportation facilities, affect existing or future appropriations to UDOT, or limit UDOT's avalanche control, maintenance, and safety improvement activities.

Establishment of Additional Wilderness

The Wilderness Act of 1964 defines wilderness in the following way:

A wilderness, in contrast with those areas where man and his works dominate the landscape, is hereby recognized as an area where the earth and its community of life are untrammelled by man, where man himself is a visitor who does not remain. An area of wilderness is further defined to mean in this Act an area of undeveloped Federal land retaining its primeval character and influence, without permanent improvements or human habitation, which is protected and managed so as to preserve its natural conditions and which (1) generally appears to have been affected primarily by the forces of nature, with the imprint of man's work substantially unnoticeable; (2) has outstanding opportunities for solitude or a primitive and unconfined type of recreation; (3) has at least five thousand acres of land or is of sufficient size as to make practicable its preservation and use in an unimpaired condition; and (4) may also contain ecological, geological, or other features of scientific, educational, scenic, or historical value.

The Central Wasatch is currently home to three Wilderness Areas: The Mount Olympus Wilderness, the Twin Peaks Wilderness, and the Lone Peak Wilderness (all shown in green on the map). While most of the land affected by this bill would be designated a National Conservation and Recreation Area, there are some particularly sensitive and pristine areas that would be designated as Wilderness, which is the strongest protection that can be placed on public lands, giving them an undisturbed quality that promotes reflection, solitude, connection with nature, and primitive recreation.

Each of the existing Wilderness Areas would have a new section of land incorporated (dark blue areas on the map), and a new Mount Aire/Grandeur Peak Wilderness Area would be established (purple area on the map), adding approximately 8,000 acres of new Wilderness to the tri-canyon area. As originally drafted, the bill would also have made small adjustments to existing Wilderness Areas to allow for the alignment of the multi-use Bonneville Shoreline Trail. However, this has since been achieved by the 2022 Bonneville Shoreline Trail Advancement Act.

The biggest impact a Wilderness designation has on recreation opportunities is that it bars motorized or mechanized implements, which include drones, bicycles, and anything with wheels. This means that, while activities like hunting would still be allowed, there would be changes to how it must be done, such as packing game out on foot without the use of a cart. Drones would not be permitted for scouting or filming. Mountain biking would also not be permitted in Wilderness areas but would continue to be permitted within the National Conservation and Recreation Area. To understand what types of activities are allowed and restricted in designated Wilderness areas, please see the table beginning on page 7.

Establishment of the White Pine Watershed Protection Area

The purposes of the White Pine Watershed Protection Area are to a) ensure the protection and preservation of the outstanding water quality, scenery, and fish and wildlife habitat of the area; and b) provide for the conservation of the recreation, historic, scientific, and cultural resources within the area. The only authorized uses of the land in the area are those that further the above-outlined purposes. The Watershed Protection Area would function similarly to Wilderness, but the land was not suitable for Wilderness designation due to an existing water treatment facility and existing permits for heliskiing. Because the bill does not usurp any existing permits or rights, and because current activities and conditions on the otherwise pristine land make it unsuitable for a Wilderness designation, a special Watershed Protection Area was devised to preserve existing rights and activities while also preserving the untamed character of the land.

a) Affected Land

The proposed White Pine Watershed Protection Area is an 1,800-acre area that abuts the Lone Peak Wilderness Area directly to the east (shown in teal in the map above). As discussed above, this bill has no effect on non-federal land. The ownership, management, use, or improvement of non-federal land or interests in land, including water rights, would not be affected, and existing laws and regulations regarding private property would govern.

b) Motorized Access

Similar to a Wilderness area, motor vehicles and mechanical transport would be prohibited except for administrative purposes and responding to emergencies. Motorized access by local municipalities, water districts, water systems, and public and private utilities for the purposes of maintaining and protecting water resources would not be limited. But unlike a Wilderness Area, heliskiing is permitted due an existing heliskiing permit for the area.

c) Facilities

Permanent structures may not be constructed or installed in the Watershed Protection Area, though existing structures can be modified or reconstructed if authorized by the Secretary.

What Activities Are Permitted on Lands with Different Designations?

The following quick guide outlines what activities are generally permitted or possible on public lands under each of the designations in the bill and under current conditions. See the full bill and footnotes for more details.

Activity ✓ = Permitted X = Prohibited	UWC National Forest (current)*	National Conservation & Recreation Area	Watershed Protection Area	Wilderness Area
Financial and Extractive				
Forced sale/disposal of federal land	✓ ⁴	X	X	X
New mining/mineral claims	✓	X	X	X
Existing mining/mineral claim activity	✓	✓	✓ ⁵	
Commercial timber harvesting	N/A ⁶		X	X
Facilities and Development				
Construction of new roads	✓ ⁷	X ⁸	X	X
Construction of new facilities	✓	✓	X	X
Expansion of existing facilities	✓	✓	X	X
Maintenance of existing facilities	✓	✓	✓	X
Recreation				
Mountain biking	✓	✓	X	X ⁹
Heliskiing	✓	✓	✓	X
Hunting and fishing	✓	✓	✓ ¹⁰	
Camping	✓	✓	✓	✓
Horseback riding	✓	✓	✓	✓
Public Safety / Stewardship				
Prescribed fire	✓	✓	✓ ¹¹	
Emergency fire operations	✓	✓	✓	✓
Avalanche mitigation	✓	✓	✓ ¹²	

⁴ Without CWNCR protection, Congress could force the sale of public lands in the tri-canyons.

⁵ Must be done in a manner compatible with wilderness character and restored upon completion.

⁶ The 2003 Forest Plan states that there are no suitable lands for timber harvest within the Central Wasatch.

⁷ Without CWNCR protection, the rescission of the 2001 Roadless Rule would allow new roads to be built.

⁸ Exceptions for the administration of the area and responding to emergencies.

⁹ Exception for motorized wheelchairs.

¹⁰ Motorized or mechanized transport, including game carts and ATVs, would not be permitted. State laws and permitting requirements would be the same.

¹¹ Permitted for fuels reduction purposes, but not for individual species or vegetation types or other single resource benefits. No mechanized fuels reduction.

¹² As allowed under applicable Wilderness law.

Financial Effects of the CWNCR

The CWNCR would receive annual federal appropriations through the US Forest Service. The funding amount has not been determined.

Why Do We Need the CWNCR?

What does the CWNCR accomplish that could not be accomplished by other means?

First and foremost, it would place *permanent* protections on the land in the Central Wasatch that could not be undone by any action other than an act of Congress, which differentiates it from a National Monument. Although passing a bill is difficult and resource intensive, it's even more difficult to undo, making it the most effective choice to ensure the long-term protection of the region's drinking water, recreation access, and scenic and cultural value for generations to come. It would permanently protect the area from construction of new roads, sale to private hands, and most development. These threats continue to loom over the mountains today.

Second, it would mandate an update to the 2003 Forest Plan within 3 years of the signing of the bill. Typically, Forest Plans are updated every 10-15 years, but there are many plans older than that of the Uinta-Wasatch-Cache National Forest (UWC) that are still awaiting an update, and there is no current estimate for when that might occur for the UWC. Given the explosive growth of the area over the last two decades, an update to the plan would significantly help manage the increased demand through a re-evaluation of the area's needs and increased funding.

The CWNCR designation would protect the natural environment that provides the incredible recreation access that locals and tourists enjoy, which directly supports the regional and state economy. By concentrating and limiting development, recreation access is preserved for both backcountry and ski resort users and the impact on the environment is contained to smaller areas. Stewarding a major metropolitan area that is directly supported by the sensitive headwaters in the Central Wasatch Mountains, whose wide variety of excellent recreation opportunities attract over 3 million visitors annually and generates billions of dollars annually, takes active and careful balancing. The CWNCR aims to promote that balance.

Types of Federal Land Designations

For a more thorough analysis and comparison of NCAs, NRAs, and the NCRA, see this [research paper](#).

For more information about federal land designations, see [here](#).

Designation	Purpose	Process	Administering Entity	Example	Permanence
National Forest	Provide a variety of uses and values, including consumptive use, recreation, habitat, and wilderness – <i>without impairing the land's productivity.</i>	Designated by Congress, President, or Secretary of Agriculture (Organic Administration Act of 1897)	Forest Service	Uinta-Wasatch-Cache National Forest	Permanent. Can be designated (or undone) with an act of Congress, or can be administratively exchanged.
National Park	Preserve, unimpaired, natural and cultural resources and values for enjoyment, education, and inspiration for current and future generations.	Designated by Congress	National Park Service	Zion National Park	Permanent. Can only be designated (or undone) with an act of Congress.
National Monument	Protect sites with natural areas and areas of cultural, historical, and archaeological significance.	Designated by President or Congress (Antiquities Act of 1906).	Bureau of Land Management, Forest Service, National Park Service, Fish and Wildlife Service, or others.	Bears Ears, Grand Staircase-Escalante	Not necessarily permanent. Subject to administrative decisions. (Bears Ears was established under President Obama in 2016, reduced by 85% under President Trump in 2017, restored by President Biden in 2021, and reduced by 90% by President Trump in 2026.)
National Recreation Area (NRA)	Primarily recreation access and balancing tourism with land protection.	Designated by Congress.	National Park Service, Forest Service, Bureau of Land Management	Sawtooth NRA	Permanent. Can only be designated (or undone) with an act of Congress.

Designation	Purpose	Process	Administering Entity	Example	Permanence
National Conservation Area (NCA)	Protect natural resources, cultural landscapes, and historical sites. Offer ecological, cultural, or scenic value.	Designated by Congress.	Bureau of Land Management	Red Cliffs NCA	Permanent. Can only be designated (or undone) with an act of Congress.
National Conservation and Recreation Area (NCRA)	Novel designation designed to address the complex mix of recreation, watershed management, ecosystem health, and transportation infrastructure, and jurisdictional complexity.	Designated by Congress.	Forest Service	N/A (novel designation)	Permanent. Can only be designated (or undone) with an act of Congress.
Wilderness Area	Protect opportunities for solitude or primitive recreation, preserving land undisturbed and unshaped by human activity.	Designated by Congress using the Wilderness Act of 1964.	National Park Service, Forest Service, Fish and Wildlife Service, Bureau of Land Management	Mt. Olympus Wilderness Area	Permanent. Can only be designated (or undone) with an act of Congress.

Further Reading

[Central Wasatch National Conservation and Recreation Area Act \(October 2020 draft\)](#)

[Uinta-Wasatch-Cache Forest Plan](#)

[Wilderness One-Pager](#)

[Assessing Federal Designation Pathways for Utah's Central Wasatch Mountains: Reflections on Mountain Accord's Vision and Lessons from Sawtooth and Santo Monica Mountains National Recreation Areas](#)

[Federal Land Designations: A Brief Guide](#)

H.R. _____

IN THE HOUSE OF REPRESENTATIVES

XXX, 2021

Rep. introduced the following bill; which was referred to the
Committee on Natural Resources

A BILL

To create new lands designations, a new land management plan
for those designations for lands in Utah, and for other
purposes.

1 *Be it enacted by the Senate and House of Representatives*

2 *of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4 (a) SHORT TITLE. This Act may be cited as the “Central
5 Wasatch National Conservation and Recreation Area
6 Act”.

7 (b) TABLE OF CONTENTS.—The table of contents of
8 this Act is as follows:

9 Sec. 1. Short Title; Table of Contents.

10 Sec. 2. Definitions.

11 Sec. 3. Central Wasatch National Conservation and Recreation Area.

12 Sec. 4. Wilderness.

13 Sec. 5. White Pine Watershed Protection Area.

14 Sec. 6. General Provisions.

15 .

16 Sec. 7. Authorization for Appropriations.

17 **SECTION 2. DEFINITIONS.**

18 (a) DEFINITIONS.—In this Act:

19 (1) CONSERVATION AND RECREATION AREA.—

20 The term “Conservation and Recreation Area” means
21 the Central Wasatch National Conservation and
22 Recreation Area established by section 3(a).

23 (2) CONSERVATION AND RECREATION AREA

24 MAP.—The term “Conservation and Recreation Area
25 map” means the map entitled “Proposed Central
26 Wasatch National Conservation and Recreation Area
27 Map” and dated ___, 20__.

28 (3) FACILITY.—The term “Facility” includes
29 systems for water resources, flood control, electric
30 energy, telecommunications, pipelines, and
31 recreation, including parking areas, trailheads, and
32 restrooms.

33 (4) FOREST PLAN.—The term “forest plan” means
34 the Revised Forest Plan: Wasatch-Cache National
35 Forest, dated February 2003, as amended.

36 (5) MANAGEMENT PLAN.—The term
37 “management plan” means the management plan for
38 the Central Wasatch National Conservation and
39 Recreation Area developed under section 3(d).

40 (6) MOUNTAIN ACCORD.—The term “Mountain
41 Accord” means the Mountain Accord agreement
42 dated July 13, 2015.

43 (7) MOUNTAIN TRANSPORTATION SYSTEM.—A
44 public transportation system used for the purpose of

45 transporting people year-round between developed
46 destinations.

47 (8) NATIONAL FOREST SYSTEM.—The term
48 “National Forest System” has the meaning given that
49 term in section 11(a) of the Forest and Rangeland
50 Renewable Resources Planning Act of 1974 (16
51 U.S.C. 1609(a)).

52 (9) SECRETARY.—The term “Secretary” means the
53 Secretary of Agriculture.

54 (10) SKI AREA.—The term “ski area” means
55 downhill ski area operating under a special use
56 permit.

57 (11) SKI LIFT. —The term “ski lift” means
58 motorized systems in a permitted ski area used for the
59 purpose of transporting skiers or other recreational
60 users.

61 (12) WATERSHED PROTECTION AREA.—The term
62 “Watershed Protection Area” means the White Pine
63 Watershed Protection Area established by section
64 5(a).

65 (13) STATE.—The term “State” means the State of
66 Utah.

67 **SEC. 3. CENTRAL WASATCH NATIONAL**
68 **CONSERVATION AND RECREATION AREA.**

69 (a) ESTABLISHMENT.—

70 (1) IN GENERAL.—Subject to valid existing rights,
71 there is established the Central Wasatch National
72 Conservation and Recreation Area in the State.

73 (2) AREA INCLUDED.— The Conservation and
74 Recreation Area shall consist of approximately __
75 acres of National Forest System land managed by the
76 U.S. Forest Service, as generally depicted on the Map.

77 (3) AREAS EXCLUDED.—The Conservation and
78 Recreation Area established under section 3 shall not
79 include non-Federal lands.

80 (b) PURPOSES.—The purposes of the Conservation
81 and Recreation Area are to—

82 (1) conserve and protect the ecological, natural,
83 scenic, cultural, historical, geological, and biological
84 values of the Conservation and Recreation Area;

85 (2) protect, enhance, and restore the water quality
86 and watershed resources in the Conservation and
87 Recreation Area;

88 (3) facilitate a balanced, year-round recreation
89 system with a wide variety of opportunities for
90 residents and visitors; and

91 (4) facilitate and accommodate improved access
92 for a growing number of users.

93 (c) ADMINISTRATION.—

94 (1) IN GENERAL.—The Secretary shall administer
95 the Conservation and Recreation Area—

96 (A) in a manner that conserves, protects, and
97 enhances the purposes for which the Recreation
98 Area is established; and

99 (B) in accordance with—

100 (i) the laws generally applicable to the
101 National Forest System, including the Forest

102 and Rangeland Renewable Resources Planning
103 Act of 1974 (16 U.S.C. 1600 et seq.);

104 (ii) this section; and

105 (iii) any other applicable law.

106 (2) USES.—

107 (A) IN GENERAL.— The Secretary shall allow
108 only uses of the Conservation and Recreation Area
109 that are consistent with the purposes of the
110 Conservation and Recreation Area, as described in
111 subsection (b).

112 (B) MOTORIZED VEHICLES AND MECHANIZED
113 TRANSPORT.—Except as necessary for the
114 administration of the Conservation and Recreation
115 Area or in responding to an emergency, the use of
116 motor vehicles and mechanical transport in the
117 Conservation and Recreation Area shall be
118 permitted only on roads, trails, and areas
119 designated for such use by the management plan.

120 (C) NEW ROADS.—

121 (i) IN GENERAL.—Except as necessary for
122 the administration of the Conservation and
123 Recreation Area or in responding to an
124 emergency, and in accordance with applicable
125 law (including regulations), no new roads shall
126 be constructed within the Conservation and
127 Recreation Area after the date of enactment of
128 this Act.

129 (ii) SAVINGS CLAUSE.—Nothing in clause

130 (i) prohibits the Secretary from authorizing

131 maintenance or reconstruction of a road in
132 existence on the date of enactment of this Act.

133 (D) EXISTING WATER INFRASTRUCTURE.—

134 The designation of the Conservation and
135 Recreation Area shall not affect the ability of
136 authorized users to access, operate, and maintain
137 water infrastructure facilities within the
138 Conservation and Recreation Area in accordance
139 with applicable authorizations and permits.

140 (d) MANAGEMENT PLAN.—

141 (1) IN GENERAL.—Not later than 3 years after the
142 date of enactment of this Act, the Secretary shall
143 develop as an amendment to the forest plan a
144 comprehensive plan for the long-term protection and
145 management of the Conservation and Recreation
146 Area, the Wilderness Areas in Section 4, and the
147 White Pine Watershed Protection Area in Section 5.

148 (2) REQUIREMENTS.—The management plan shall
149 include standards and guidelines to—

150 (A) protect water quality and watershed
151 resources;

152 (B) protect environmentally sensitive areas and
153 evaluate such areas for special administrative
154 designations;

155 (C) provide for restoration and adaptive
156 management of natural resources;

157 (D) promote public safety, including through
158 avalanche control; and

159 (E) facilitate year-round outdoor recreation.

160 (3) CONSULTATION.—In developing the
161 management plan, the Secretary shall consult with—

162 (A) appropriate State, tribal, and local
163 governmental entities;

164 (B) owners of lands or interests in lands
165 within or adjacent to the Conservation and
166 Recreation Area; and

167 (C) the public.

168 (4) INCORPORATION OF PLANS.—In developing
169 the management plan, the Secretary may, to the extent
170 consistent with this Act, incorporate any provision
171 of—

172 (A) the forest plan;

173 (B) Uinta-Wasatch-Cache Forest Service
174 Travel Management Plan;

175 (C) the Mountain Accord; or

176 (D) local plans.

177 (e) ADJACENT MANAGEMENT.—

178 (1) IN GENERAL.—Nothing in this subsection
179 creates any protective perimeter or buffer zone around
180 the Conservation and Recreation Area.

181 (2) ACTIVITIES OUTSIDE THE CONSERVATION AND
182 RECREATION AREA.—The fact that activity or use on
183 land outside the Conservation and Recreation Area
184 can be seen or heard within the Conservation and
185 Recreation Area shall not preclude the activity or use
186 outside the Conservation and Recreation Area.

187 (f) WITHDRAWAL.—Subject to valid existing rights,
188 all Federal land within the Conservation and Recreation

189 Area, including any land or interest in land that is
190 acquired by the United States within the Conservation
191 and Recreation Area after the enactment of this act, is
192 withdrawn from —

193 (1) entry, appropriation, or disposal under the
194 public land laws;

195 (2) location, entry, and patent under the mining
196 laws; and

197 (3) operation of the mineral leasing, mineral
198 materials, and geothermal leasing laws.

199 (g) ACQUISITION OF LAND.—

200 (1) IN GENERAL.—The Secretary may acquire
201 any land or interest in land within the Conservation
202 and Recreation Area only through exchange,
203 donation, or purchase from a willing seller. The
204 Secretary may not acquire any land by
205 condemnation.

206 (2) INCORPORATION OF ACQUIRED LAND AND
207 INTERESTS.— Any land or interest in land that is an
208 inholding within or adjacent to the Conservation and
209 Recreation Area that is acquired by the United States
210 after the date of enactment of this Act shall—

211 (A) become part of the Conservation and
212 Recreation Area; and

213 (B) be managed in accordance with applicable
214 laws, including as provided in this section.

215 (h) AVALANCHE CONTROL.—The Secretary may
216 allow installation of, access to, and maintenance of
217 avalanche control devices, excluding ski lifts, within the

218 Conservation and Recreation Area to protect public
219 health and property in accordance with the management
220 plan and applicable law (including regulations).

221 (i) SKI AREAS.—

222 (1) IN GENERAL.—Ski area permit boundary
223 expansion in the Conservation and Recreation Area
224 shall be prohibited.

225 (2) EFFECT.—The establishment of the
226 Conservation and Recreation Area shall not affect
227 the management of National Forest System lands
228 within the permitted boundary of a ski area or
229 permitted avalanche protection zone.

230 (3) SKI LIFTS.—The construction of ski lifts shall
231 only be allowed within permitted ski areas.

232 (j) WILDLAND FIRE.—Nothing in this section
233 prohibits the Secretary, in cooperation with other Federal,
234 State, and local agencies, as appropriate, from conducting
235 wildland fire operations in the Conservation and
236 Recreation Area, including operations using aircraft or
237 mechanized equipment.

238 (k) VEGETATION MANAGEMENT.— Nothing in this
239 section prevents the Secretary from conducting
240 vegetation management projects, including fuels
241 reduction activities, within the Recreation Area for the
242 purposes of improving water quality and reducing risks
243 from wildfire.

244 (l) TRANSPORTATION.—

245 (1) GENERAL.—Except as provided in subsection
246 (c)(2)(C), nothing in this section prohibits

247 transportation improvements and associated public
248 amenities, including roadway improvements, public
249 transportation, mountain transportation systems,
250 transit stops, stations, trails, trailheads, bike lanes,
251 restrooms, and pedestrian infrastructure within the
252 Conservation and Recreation Area in accordance
253 with—

- 254 (A) the management plan;
- 255 (B) applicable law (including regulations);
- 256 and
- 257 (C) the purposes described in subsection (b).

258 (2) CORRIDORS.—Transportation corridors shall
259 be preserved in accordance with 23 C.F.R. §
260 774(11)(i) and 49 U.S.C. § 5323(q) within the
261 easements, rights-of-way, and areas of established use
262 (including cut and fill slopes) on Little Cottonwood
263 Canyon Road (State Road 210) and Big Cottonwood
264 Canyon Road (State Road 190).

265 (A) ADJUSTMENTS.—Adjustments to the
266 corridors may be made through a public
267 engagement process in accordance with the
268 National Environmental Policy Act of 1969 (42
269 U.S.C. §4321 et seq.) if applicable and consistent
270 with the purposes described in subsection (b).

271 (B) APPLICATION OF LAW.—Nothing in this
272 section shall affect the designation of Federal
273 land within the Conservation and Recreation Area
274 for purposes of section 303 of title 49, United

275 States Code, and section 138 of title 23, United
276 States Code.

277 (3) FEDERAL ACTION.—To the extent future
278 transportation infrastructure requires federal action,
279 the Secretary of Agriculture and the Secretary of
280 Transportation shall coordinate actions in the
281 Conservation and Recreation Area when fulfilling
282 their obligations under the National Environmental
283 Policy Act of 1969 (42 U.S.C. § 4321 et seq.).

284 (4) UTAH DEPARTMENT OF TRANSPORTATION.—
285 Nothing in this section is intended to—

286 (A) limit the Utah Department of
287 Transportation from providing avalanche control,
288 maintenance, and safety improvement activities
289 on current and future transportation facilities;

290 (B) diminish or otherwise affect any
291 easement, right-of-way (including those
292 established by historic use or construction), or
293 other property rights held by or for the benefit of
294 the Utah Department of Transportation;

295 (C) add to the Utah Department of
296 Transportation's permitting process for
297 maintenance or improvement of any existing
298 transportation facilities; or

299 (D) affect existing or future appropriations
300 authorized by 23 U.S.C. § 107(d), 204(f), or 317.

301 (m) FACILITIES.—

302 (1) EXISTING FACILITIES.—Nothing in this
303 section affects the operation or maintenance of a

304 facility located within the Conservation and
305 Recreation Area in existence as of the date of
306 enactment of this Act.

307 (2) NEW FACILITIES.—The Secretary may
308 authorize the expansion of an existing facility or the
309 construction of a new facility within the
310 Conservation and Recreation Area in accordance
311 with—

312 (A) this section;

313 (B) the management plan;

314 (C) applicable law (including regulations);

315 and

316 (D) the purposes described in subsection (b).

317 (n) EFFECT ON PRIVATE PROPERTY RIGHTS.—

318 Nothing in this section—

319 (1) Requires any private property owner to allow
320 public access (including Federal, State, or local
321 government access) to private property; or

322 (2) Modifies any provision of Federal, State, or
323 local law with respect to public access to or use of
324 private land.

325 (o) AUTHORIZED ACTIVITIES.—

326 (1) IN GENERAL.—The Secretary may allow any
327 activities that have been authorized by permit as of
328 the date of enactment of this Act to continue within
329 the Conservation and Recreation Area, in accordance
330 with applicable law (including regulations) and
331 subject to such terms and conditions as the Secretary
332 may require.

333 (2) PERMITTING.—The designation of the
334 Conservation and Recreation Area by subsection (a)
335 shall not affect the renewal or reissuance of permits
336 for the activities covered under subparagraph (1) after
337 the date of enactment of this Act.

338 **SEC. 4. WILDERNESS.**

339 (a) BOUNDARY MODIFICATIONS.—

340 (1) MOUNT OLYMPUS AND TWIN PEAKS
341 WILDERNESS AREAS.—Section 102(a) of the Utah
342 Wilderness Act of 1984 (Public Law 98-428; 98 Stat.
343 1658; 16 U.S.C. 1132 note) is amended—

344 (A) in paragraph (3) by—

345 (i) striking “sixteen thousand acres” and
346 inserting “_____”; and

347 (ii) striking “, dated August 1984” and
348 inserting “and dated _____, 202__”;

349 (B) in paragraph (4) by—

350 (i) striking “thirteen thousand one
351 hundred acres” and inserting “_____”; and

352 (ii) striking “, dated June 1984” and
353 inserting “and dated _____, 202__”.

354 (2) LONE PEAK WILDERNESS.— Section 2(i) of
355 the Endangered American Wilderness Act of 1978
356 (P.L. 95-237; 92 Stat. 42; 16 U.S.C. 1132 note) is
357 amended by—

358 (A) striking “twenty-nine thousand five
359 hundred and sixty-seven acres” and inserting
360 “_____”; and

361 (B) inserting “and dated ____, 202__” after
362 “on a map entitled ‘Lone Peak Wilderness—
363 Proposed’”.

364 (b) ESTABLISHMENT OF GRANDEUR PEAK - MOUNT
365 AIRE WILDERNESS.— Section 102(a) of the Utah
366 Wilderness Act of 1984 (Public Law 98-428; 98 Stat.
367 1657; 16 U.S.C. 1132 note) is amended—

368 (1) in paragraph 11, by striking “and” at the end;

369 (2) in paragraph 12, by striking the period at the
370 end and inserting “; and”; and

371 (3) by adding at the end the following:

372 “(13) certain land in the Uinta-Wasatch-Cache
373 National Forest comprising approximately ____
374 acres, as generally depicted on the map entitled
375 ‘Proposed Central Wasatch National Conservation
376 and Recreation Area Map’ and dated ____, 202__,
377 which shall be known as the Grandeur Peak – Mount
378 Aire Wilderness.”

379 (c) ADMINISTRATION OF LAND.—Until the date on
380 which the management plan takes effect, the Federal land
381 excluded from the boundaries of the Mount Olympus,
382 Twin Peaks, and Lone Peak Wilderness Areas by this
383 section shall be administered in accordance with the
384 provisions of the forest plan applicable to the adjacent
385 non-wilderness land.

386 **SEC. 5. WHITE PINE WATERSHED PROTECTION AREA.**

387 (a) ESTABLISHMENT.—

388 (1) IN GENERAL.— Subject to valid existing
389 rights, there is established the White Pine Watershed
390 Protection Area in the State.

391 (2) AREA INCLUDED.—The Watershed Protection
392 Area shall be comprised of approximately 1,800
393 acres of National Forest System land in the Wasatch-
394 Cache National Forest, as generally depicted on the
395 Conservation and Recreation Area map as
396 "Watershed Protection Area".

397 (b) PURPOSES.—The purposes of the Watershed
398 Protection Area are to—

399 (1) ensure the protection and preservation of the
400 natural values and characteristics of the Watershed
401 Protection Area, including outstanding water quality,
402 scenery, and fish and wildlife habitat; and

403 (2) consistent with paragraph (1), to provide for
404 the conservation of the recreation, historic, scientific,
405 and cultural resources within the Watershed
406 Protection Area.

407 (c) ADMINISTRATION.—

408 (1) IN GENERAL.—The Secretary shall administer
409 the Watershed Protection Area in accordance with—

410 (A) the laws generally applicable to the
411 National Forest System, including the Forest and
412 Rangeland Renewable Resources Planning Act
413 of 1974 (16 U.S.C. 1600 et seq.);

414 (B) this section; and

415 (C) any other applicable law.

416 (2) AUTHORIZED USES.—The Secretary shall only
417 allow uses of the Watershed Protection Area that the
418 Secretary determines will further the purposes of the
419 Watershed Protection Area, as described in
420 subsection (b).

421 (3) PROHIBITED ACTIVITIES.— Subject to valid
422 existing rights, the following activities shall be
423 prohibited on National Forest System land in the
424 Watershed Protection Area—

425 (A) the use of motor vehicles and mechanical
426 transport, except for—

- 427 (i) administrative purposes;
428 (ii) responding to an emergency; or
429 (iii) the landing of helicopters for
430 recreational purposes.

431 (B) the construction or installation, after the
432 date of enactment of this Act, of permanent
433 structures; provided that the Secretary may
434 authorize the modification or reconstruction of
435 permanent structures and facilities located within
436 the Watershed Protection Area on the date of
437 enactment of this Act;

438 (C) the construction of new roads; and

439 (D) commercial timber harvesting.

440 (4) EXISTING WATER INFRASTRUCTURE.—

441 Nothing in this section shall be construed to limit
442 motorized access or road maintenance by local
443 municipalities, water districts, water systems, or
444 public or private utilities for those activities

445 necessary to the continued viability of water resource
446 facilities or to prevent the degradation of the water
447 supply in the Watershed Protection Area.

448 (d) NO EFFECT ON NON-FEDERAL LAND.—Nothing in
449 this section affects the ownership, management, use, or
450 improvement of non-federal land or interests in land,
451 including water rights.

452 (e) ACCESS.—Nothing in this section modifies any
453 laws or regulations that require or allow the Secretary to
454 provide the owners of private property within the
455 Watershed Protection Area access to their property.

456 (f) ADMINISTRATION AND ENFORCEMENT -
457 Within 30 days of enactment of this Act, the Secretary
458 shall issue such closure orders as necessary to enforce the
459 purposes, limitations, and requirements of this Act for
460 administration of the White Pine Watershed Protection
461 Area in accordance with 16 U.S.C. 551 and 36 CFR 261
462 Subpart B.”

463 **SEC. 6. GENERAL PROVISIONS.**

464 (a) CONFLICT OF LAWS.—If there is a conflict
465 between a provision of section 3 and a provision of
466 section 4 or 5, the more restrictive provision shall control.

467 (b) WATER RIGHTS.—

468 (1) EFFECT.—Nothing in this Act—

469 (A) shall constitute either an express or
470 implied reservation by the United States of any
471 water or water rights with respect to the
472 Conservation and Recreation Area; or

473 (B) affect any water rights in the State
474 existing on the date of enactment of this Act,
475 including any water rights held by the United
476 States.

477 (2) UTAH WATER LAW.— The Secretary shall
478 follow the procedural and substantive requirements
479 of the State in order to obtain and hold any water
480 rights not in existence on the date of enactment of
481 this Act.

482 (c) FISH AND WILDLIFE.— Nothing in this section
483 affects the jurisdiction of the State with respect to the
484 management of fish and wildlife on Federal land in the
485 State.

486 (d) FEES.—Notwithstanding any other provision of
487 law, the Forest Service is authorized to assess reasonable
488 fees for admission to and the use and occupancy of the
489 National Forest System lands within the Conservation
490 and Recreation Area, White Pine Watershed Management
491 Area, and adjacent Wilderness Areas. Any admission fees
492 and fees assessed for recreational activities shall be
493 applied to operations, maintenance and improvements of
494 recreation and transportation infrastructure within the
495 Conservation and Recreation Area and implemented only
496 after public notice and a period of not less than 60 days
497 for public comment.

498 (e) MAPS AND LEGAL DESCRIPTIONS.

499 (1) IN GENERAL.— As soon as practicable after
500 the date of enactment of this act, the Secretary shall

501 file a map and legal description of the Recreation
502 Area with—

503 (A) The Committee on Energy and Natural
504 Resources of the Senate; and

505 (B) the Committee on Natural Resources of
506 the House of Representatives.

507 (2) FORCE OF LAW.— The map and legal
508 descriptions filed under subsection (A) shall have the
509 same force and effect as if included in this section,
510 except that the Secretary may correct errors in the
511 legal description and map.

512 (3) PUBLIC AVAILABILITY.— The map and legal
513 descriptions filed under subsection (A) shall be on
514 file and available for public inspection in the
515 appropriate offices of the Forest Service.

516 **SEC. 7. AUTHORIZATION OF APPROPRIATIONS.**

517 (a) AUTHORIZATION OF APPROPRIATIONS.—There is
518 authorized to be appropriated to the Secretary to carry out
519 this Act ____ for each of fiscal years 2021 through ____.

520

Millcreek City Hall
1330 E Chambers Ave
Millcreek, Utah 84106
millcreekut.gov



Planning & Zoning
(801) 214-2700
planner@millcreekut.gov

ZM-26-014

CITY COUNCIL STAFF REPORT

(First Reading)

Date: September 14, 2026

Request: Rezone Application
From: R-1-8 & R-2-8
To: R-1-5 & R-2-6.5

Subject Property: 3496 & 3500 South, 1300 East

Applicant: Ryan Reynolds w/Brad Reynolds Construction

Prepared By: Brad Sanderson, AICP

Scope of Decision: **Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Millcreek Planning Commission. While your recommendation can be broad in scope it should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

Ryan Reynolds, on behalf of Brad Reynolds Construction, has filed a land use application seeking the city's approval to rezone approximately 1.65 acres of property generally located between 3496 South & 3500 South, immediately abutting the west side of 1300 East. The property includes several parcels and is currently located within both the R-1-8 and R-2-8 Zones.

The applicant is requesting two zone changes related to the Subject Property as follows:

First – The applicant is requesting to rezone the easterly 0.45 acres (approx.) of the property abutting 1300 East, from the R-1-8 single-household zone & R-2-8 two-household zone, to the R-2-6.5 two-household zone, with the intention of constructing duplex-style buildings along 1300 East.

Second, The applicant is requesting to rezone the remaining westerly 1.2 acres (approx.) of property from the R-1-8 single-household zone & R-2-8 two-household zone to the R-1-5 single-household zone.

By way of information, the R-1-5 zone allows single-household dwelling on lots with a minimum 5,000sqft lot size with 50-foot-wide property frontages.

FINDINGS:

1. The property contains two existing single-family residential structures, both of which are intended to be removed upon further development.
2. According to the City Future Land Use Map as contained within Millcreek's General Plan, the entire property including the surrounding area, is designated as 'Neighborhood 1', which "includes neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes", ranging between 1-6 units per acre (see Millcreek General Plan, p.22).
3. The easterly 0.60-acre portion of property, located closest to 1300 East is currently zoned R-2-8, which allows for two-household dwellings.
4. The concept plan contemplates two duplex style buildings oriented towards 1300 East with the remainder of the property being designated for single-household dwellings on min. 5,000sqft lots.
5. According to the concept plan, one lot would potentially be accessed from Lorraine Drive while the remaining west portion of property may allow up to five SF residential lots with a new private street connecting out to 1300 East.
6. All surround properties are currently developed, making this somewhat of an infill lot.
7. Further development or subdivision of property would require a separate application to be processed and approved by the city and other utility entities.
8. A development agreement may be considered to ensure layout and certain elevations based on concepts presented by the applicant.
9. Setbacks, height envelopes, and lot coverages standards are already established by each respective zone.
10. The R-2-6.5 Zone requires a tapered or stepped height envelop while the R-1-5 Zone does not.
11. Millcreek Staff is requesting the development include a pedestrian access be installed on the far west end of the property, connecting the new development with the existing neighborhood to the west.
12. The following General Plan goals and strategies apply to this proposal:

Goal N-1 - Strategy 1.5: Ensure that new infill development is compatible with existing neighborhoods by regulating structure sizes and heights; building forms and materials; yard setbacks; streetscape character; height and bulk transitions; buffering; and other factors.

Goal GC-1B - Strategy 1.1B: Encourage a well-connected system of streets, sidewalks, bike facilities, and off-system trails for new developments and redevelopment areas.

13. A development agreement is suggested to ensure compatible residential elements such as elevation, pitched roof or building envelopes and porches, as well as a pedestrian path connection per the concept plan and elevations.
14. There may need to be some street dedication along 1300 East.
15. An Open House was held August 4, 2026, wherein eight individuals were in attendance. Most comments related to fencing and landscape buffering, setbacks, building height envelopes, and timing of construction (see attached). No members of the Community Council were present.

CONCLUSIONS:

1. An R-1-8 Zone would allow eight (8) 8,000sqft lots/dwellings on 1.65 acres. The current R-2-8 and R-1-8 Zones would allow eleven (11) total dwellings. In comparison, if approved, the R-1-5 and R-2-6.5 Zones would allow up to ten (10) dwelling units.
2. All surrounding properties are developed making this a true infill development.
3. The proposal lends itself to a variety of housing types as suggested within the Goals and strategies and 'Neighborhood 1' Land Use designation, according to the Millcreek General Plan.
4. While there is little reason for a development agreement, such agreement may however help shore up areas where both zones may not be specific enough in terms of building styles and pedestrian connectivity.

RECOMMENDATIONS:

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

Staff Recommendation: That the City Council take public comments during the public hearing and approve application file number ZM-26-014, to rezone property generally located between 3496 & 3500 South along 1300 East, from the R-1-8 & R-2-8 Zones, to the R-2-6.5 & R-1-5 Zones, and a consider a possible development agreement, 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.

Planning Commission Recommendation: The Planning Commission recommend approval of ZM-26-014, to rezone property generally located between 3496 and 3500 South, along 1300 East, from the R-1-8 and R-2-8 zones to the R-1-5 and R-2-6.5 zones based on the findings and conclusions presented by staff. Commissioner Burgess seconded. Chair LaMar called for the vote. Chair LaMar voted no, Commissioner Anderson voted yes, Commissioner Burgess voted yes, Commissioner Peterson voted yes, Commissioner Reid voted yes, Commissioner Richardson voted yes, Commissioner Soule voted yes, and Commissioner Wright voted yes. **The motion passed 7-1** Chair LaMar explained his no vote was due to the lack of a development agreement.

SUPPORTING DOCUMENTS

- Zoning Map
- Land Use Map
- Proposed Concept Plan
- Public Comments

Zoning Map



Single-Household Residential (R-1-8)

Single-Household Residential (R-2-8)

Subject
Property

Lavon Cir

Lorraine Dr

Luck Spring Dr

Melvina St

Melvina St

Single-Household Residential (R-1-8)

Two-Household Residential (R-2-8)

Ash Tree Cv

Urbandale Ln

Brookshire Dr

Single-Household Residential (R-1-8)

3545 S

1300 E

1300 E

1200 E

1200 E

1200 E

Land Use Map



Neighborhood 1

Subject Property

Lavon Cir

Lorraine Dr

Ash Tree Cv

3545 S

Luck Spring Dr

Neighborhood 1

Urbandale Ln

Brookshire Dr

Melvina St

Melvina St

1200 E

1200 E

1200 E

1300 E

1300 E

R1-5 LOT
LOT IS 6,370 SQ.FT

LORAINNE DR

R2-6.5 ZONING
FOR EACH DUPLEX

R1-5 LOT
5 LOTS EACH OVER
5,000 SQ. FT.

6370 SQ.FT.
SINGLE FAMILY

DUPLEX
7901 SQ.FT.

DUPLEX
7924 SQ.FT.

TURN AROUND
EASEMENT

ALL LOT SQUARE FOOTAGE
DOES NOT INCLUDE SIDEWALK
OR ROAD AREA.

1300 EAST STREET

CREEK MILL LANE

PARCEL A
(Turnaround easement)

UNIT 1

UNIT 2

UNIT 3

UNIT 4

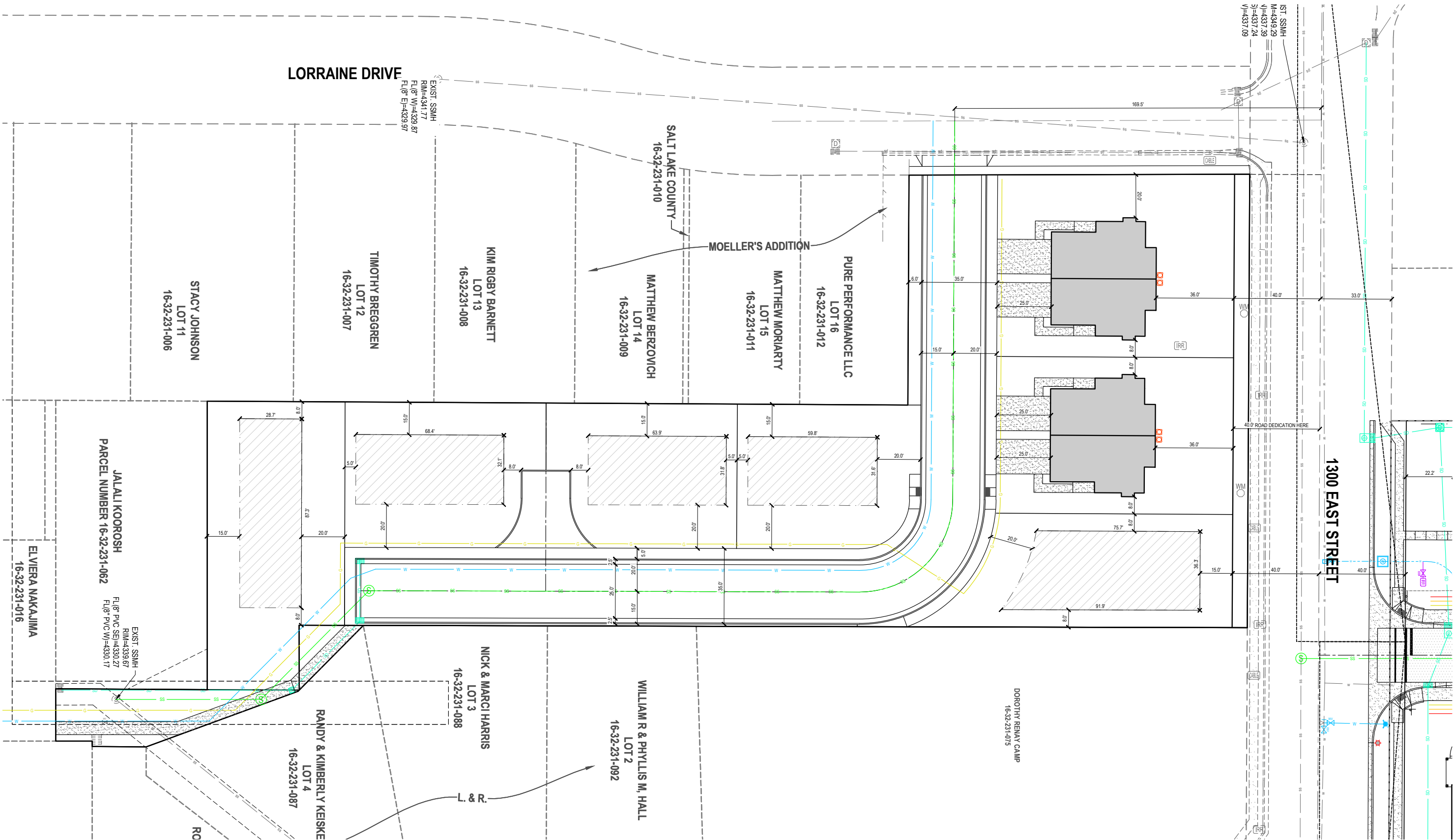
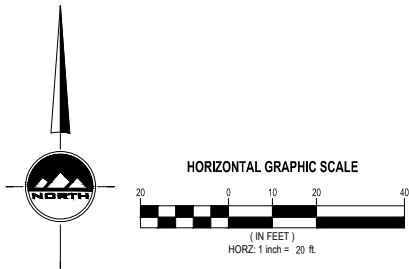
UNIT 5

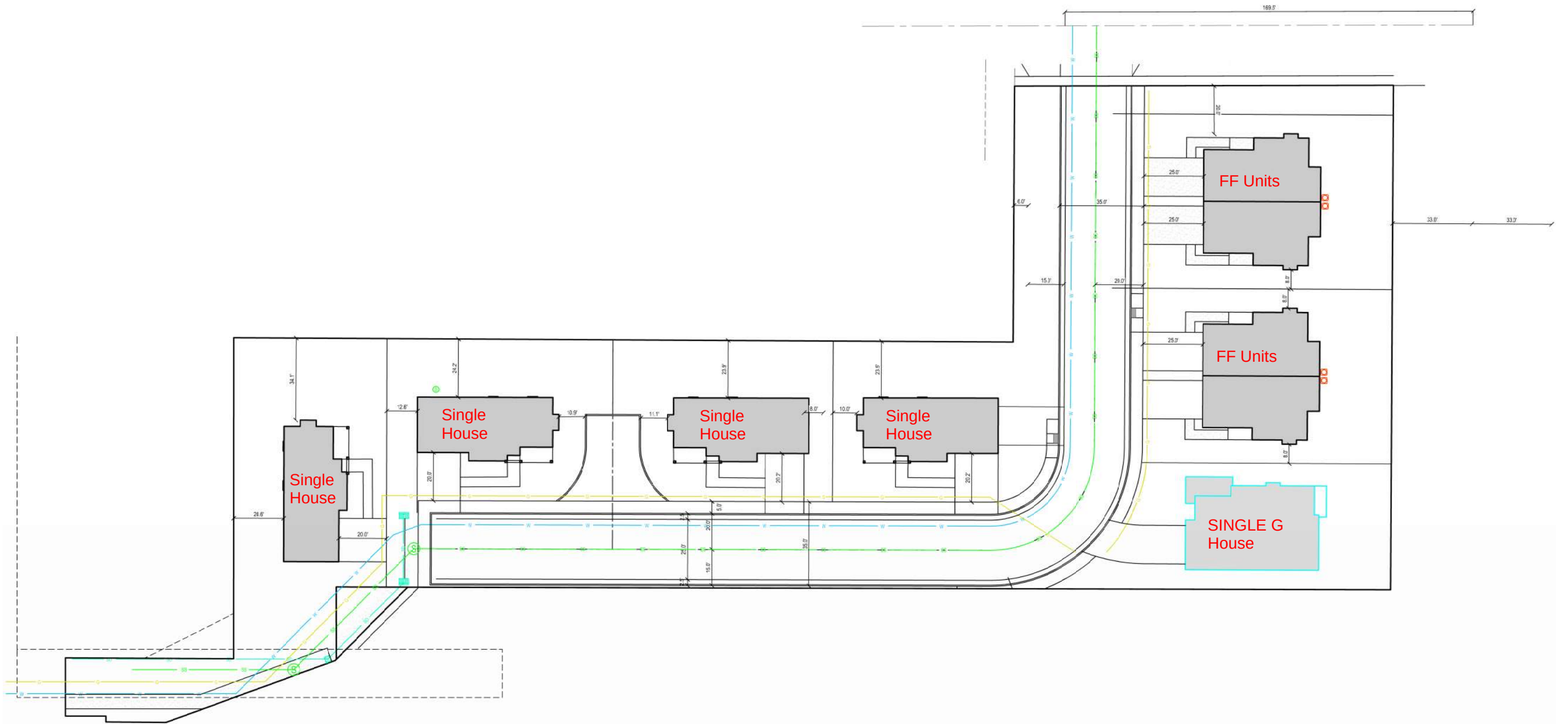
UNIT 7

UNIT 8

UNIT 9

UNIT 10





SITE PLAN-OPTION 11



Planning & Zoning Open House

Community Feedback Form

Name: Julia Lehman + Tim Berggren Date: 8/11/2026
Email Address: timothy.r.berggren@gmail.com
Project Location or #: 1244 E. Conaine Dr.

Comments: We would like to work with developers on the landscaping and fence. Trees please!!!
• Add in height and building envelope agreements.



Planning & Zoning Open House

Community Feedback Form

Name: John C. Anderson Date: 08/04/2026
Email Address: 350550 1200 EAST MILLCREEK VT.
Project Location or #: _____

Comments: NICE LOOKING HOMES. I LIKE THE CONCEPT.



Planning & Zoning Open House

Community Feedback Form

Name: Kim Keisker Date: 8-4-2026
Email Address: kimkeisker@gmail.com
Project Location or #: 1235 E Ash Tree Millcreek

Comments: I appreciate the time involved in planning and listening to the neighbors on zoning and building. We appreciate Brad Reynolds working with us in concept and developments.



PROCLAMATION CONSTITUTION WEEK

WHEREAS, September 17, 2026, marks the 239th anniversary of the signing and adoption of the Constitution of the United States of America by the Constitutional Convention in Philadelphia; and

WHEREAS, the Constitution established the foundation of our nation's government and remains a cornerstone of the freedoms, rights, and liberties enjoyed by the American people; and

WHEREAS, it is fitting and proper to recognize this remarkable document and commemorate the anniversary of its creation; and

WHEREAS, Constitution Week provides an opportunity for all Americans to reflect upon the principles of our founding, the importance of civic participation, and our shared responsibility to preserve the liberties guaranteed by the Constitution.

NOW, THEREFORE, I, Cheri Jackson, Mayor of Millcreek, Utah, by virtue of the authority vested in me, do hereby proclaim September 17 through September 23, 2026, as

CONSTITUTION WEEK

in Millcreek, Utah, and call upon our residents to reaffirm the ideals embraced by the Framers in 1787 by learning about our Constitution, participating in our civic life, and vigilantly protecting the freedoms and liberties it guarantees to every American.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal Millcreek to be affixed this 14th day of September, 2026.

By: _____
Cheri Jackson, Mayor

Attest: _____
Elyse Sullivan, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 26-63

AN ORDINANCE AMENDING SECTION 11.20.030 OF THE MILLCREEK CODE OF ORDINANCES ENTITLED “REGULATION OF PARKING” TO AUTHORIZE THE CITY ENGINEER TO REGULATE PARKING, TRAFFIC CONTROL DEVICES, AND PARKING RESTRICTIONS WITHIN THE CITY

WHEREAS, the Millcreek Council (“Council”) met in regular session on September 14, 2026, to consider, among other things, amending Section 11.20.030 of the Millcreek Code of Ordinances entitled “Regulation of Parking” to authorize the City Engineer to regulate parking, traffic control devices, and parking restrictions within the City; and

WHEREAS, the Council has been informed that parking in certain areas creates a safety hazard; and

WHEREAS, based on this understanding and after careful consideration, the Council has determined to amend Title 11 of the Millcreek Code of Ordinances regarding parking.

NOW THEREFORE, BE IT ORDAINED by the Council that Title 11 be amended as follows (designated by interlineating the words to be deleted and underlining the words to be added):

11.20.030 Regulation Of Parking

- A. The City Engineer may, by written order entered in the City’s records, establish, modify, or remove restrictions on the stopping, standing, or parking of vehicles on any public road or highway under the jurisdiction of the City, including restrictions on the location, manner, or duration of parking, when the City Engineer determines that the restriction is reasonably necessary to protect the safety of persons using the road or highway, prevent or reduce undue interference with the free movement of vehicular, bicycle, or pedestrian traffic, promote the safe and efficient use of available on-street parking, provide for appropriate parking turnover or access to businesses, residences, public facilities, or other uses served by the road or highway, or accommodate pedestrian activity, public events, loading or unloading, emergency access, or other legitimate public uses of the road or highway.
- ~~A. The City Engineer may cause signs on all city roads and highways prohibiting or restricting the parking of vehicles including but not limited to parking time limitation where, in their opinion, as evidenced by an order entered in their records, such parking is dangerous to those using the roads or where the parking of vehicles would unduly interfere with the free movement of traffic thereon.~~
- B. The City Engineer may prohibit, restrict, or regulate the parking, stopping, or standing of vehicles on any off-street parking facility or property that the City owns or operates.
- C. No such regulations shall apply until signs giving notice thereof have been erected.

- D. The provisions of this MKC 11.20 concerning regulation of parking shall be construed so as not to conflict with the provisions of MKC 11.26. In any situation where the provisions of this MKC 11.20 appear to conflict with the provisions of MKC 11.26, the provisions of MKC 11.26 shall prevail.

This Ordinance, assigned No. 26-63, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 14th day of September 2026.

MILLCREEK COUNCIL

By: _____
Cheri Jackson, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 26-63: AN ORDINANCE AMENDING SECTION 11.20.030 OF THE MILLCREEK CODE OF ORDINANCES ENTITLED "REGULATION OF PARKING" TO AUTHORIZE THE CITY ENGINEER TO REGULATE PARKING, TRAFFIC CONTROL DEVICES, AND PARKING RESTRICTIONS WITHIN THE CITY was adopted the 14th day of September, 2026 and that a copy of the foregoing Ordinance 26-63 was posted in accordance with Utah Code 10-3-711 this ____ day of September, 2026.

Elyse Sullivan, City Recorder



**Minutes of the
Millcreek City Council
August 24, 2026
5:00 p.m.
Work Meeting
7:00 p.m.
Regular Meeting**

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on August 24, 2026, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members

Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4

City Staff

Mike Winder, City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager
John Miller, Public Works Director
Jim Hardy, Building Services Director

Attendees: Rick Hansen, Andrei Tarassov, Lily Bosworth, Evan DeGray, Sonny Martinez, Kelsey Jones, Kathy Blake, Chief Petty-Brown, Lieutenant Melody Cutler

WORK MEETING – 5:00 p.m.

TIME COMMENCED: 5:03 p.m.

Mayor Jackson called the work meeting to order.

1. Ideas for Missing Middle Housing in Neighborhoods; Francis Lilly, Assistant City Manager

Francis Lilly briefed the council on Millcreek's emerging housing shortage and affordability challenges, building on prior presentations and a recent Planning Commission discussion. Using data from the 2024 Millcreek Housing Report prepared by Zions Bank Public Finance, he explained that by 2030 the city is projected to face a particularly acute shortage of units affordable to households at 80–100% of Area Median Income (AMI), while there is currently a modest surplus of units at around 50% AMI, likely reflecting accessory dwelling units (ADUs) and older Class C rental stock. In response to Mayor Jackson's questions, Lilly clarified how AMI-based affordability is calculated (using 30% of income for housing costs) and noted that higher-income households could "down-rent" into units affordable at lower AMI bands, effectively compressing demand. He also emphasized that the projections assume already-approved projects are built and that, while conditions such as interest rates and rents have shifted somewhat, the overall trends are unlikely to have improved materially. Council

Member Uipi requested clarification on Millcreek's AMI (approximately \$78,000 for a family of two), which Lilly confirmed.

Lilly reported that Zillow currently estimates Millcreek's median home value at approximately \$640,335, compared with an estimated affordable purchase price of approximately \$451,000 for a household earning 100% of area median income (AMI). He noted that housing affordability has changed significantly since approximately 2019–2022, with much of Millcreek's housing stock now priced beyond the reach of many households. Lilly reviewed several city initiatives intended to address this challenge, including adoption of the Meadowbrook and Murray North station area plans. Since 2018, approximately 390 affordable units have been built or are under construction within these areas, including the 140-unit Howick development serving households at approximately 35%–65% AMI.

Lilly also highlighted the city's use of development agreements and rezoning decisions to encourage affordability and owner occupancy. Approximately 30 affordable units have been entitled through development agreements, including six completed Capri Homes units that are deed restricted for affordability and owner occupancy, as well as the recently approved 23-unit MC29 condominium project. Since 2024, the city has also approved additional density for several projects near transportation corridors where affordability and/or owner occupancy helped support densities beyond those otherwise contemplated by the Future Land Use Map. Examples included the Garden Drive 6-plex development and the mixed-density project at approximately 4317 South 700 East. Lilly further discussed recent amendments to small-lot residential standards, including reduced setbacks, adjusted building-envelope requirements, and increased lot coverage, which are intended to make modestly sized homes and additions more feasible.

Lilly described a proposed Housing Connect project on Park Hill Way that demonstrates the impact of the city's 2025 zoning and subdivision code amendments making qualifying affordable housing a permitted use and providing density incentives. Housing Connect, formerly the Salt Lake County Housing Authority, is proposing approximately 70 deeply affordable rental units serving households at approximately 35% AMI on the western portion of the property. The project would include covered parking and a large garden and would be owned and managed by Housing Connect. The eastern portion of the property is anticipated to be subdivided into affordable, owner-occupied townhome or row-home development. Lilly emphasized that allowing qualifying affordable housing as a permitted use can reduce entitlement time and costs, which is particularly important for projects relying on low-income housing tax credits. Most if not all of the project would be senior housing.

Lilly noted that the city has approved at least 87 ADUs and has modified building-envelope and lot-coverage standards to make it easier for residents to expand or reinvest in existing homes. He explained that preserving and improving the city's existing housing stock can support affordability by allowing residents to remain in their homes, utilize their equity, or rent portions of their property. Lilly also discussed the importance of increasing overall housing supply, even when new development is not specifically classified as affordable, as additional housing opportunities can help reduce pressure on existing rental and ownership markets. He further highlighted the city's proactive approach to permanent supportive housing, including ongoing relationships with providers such as Switchpoint, Valley Oaks, Odyssey House, Turning Point, and Oasis, and emphasized the importance of coordination

among providers, city staff, UPD, and Millcreek Promise to address potential challenges and support residents.

Lilly then outlined several potential housing policy options for future consideration. One option would allow ADUs to be subdivided and separately owned, potentially subject to deed restrictions requiring owner occupancy. He explained that smaller ADUs could provide relatively affordable, market-driven homeownership opportunities without substantially altering the existing physical character of neighborhoods, although separate ownership would raise broader policy questions regarding traditional single-household zoning and minimum lot sizes. Another option would require an affordability component when applicants seek rezoning for increased density, similar to an approach used by Farmington City. Lilly noted that such a requirement may be more effective for larger developments, while imposing it on smaller projects could simply shift the cost of the affordable unit to the remaining units or discourage development because of high land costs.

Lilly also discussed the possibility of allowing greater residential density near public schools, particularly schools experiencing declining enrollment. A carefully designed overlay zone or alternative development standard could potentially facilitate affordable, owner-occupied duplexes, triplexes, or fourplexes within approximately one-quarter to one-half mile of schools. Considerations would include providing sufficient bedrooms for families, addressing parking, and establishing appropriate affordability and owner-occupancy restrictions. The Planning Commission had expressed interest in the concept and suggested that similar strategies might also be considered near hospitals and parks. Lilly noted that such an approach could potentially incorporate pre-approved building plans, similar to programs used in other communities, to streamline permitting while ensuring new housing is compatible with neighborhood building envelopes and character. He stated that additional architectural analysis, public engagement, and policy development would be necessary and acknowledged that housing near schools would not guarantee enrollment by families with school-age children.

Lilly continued the housing discussion by outlining additional policy options related to housing preservation and missing-middle housing. He discussed whether the city should require replacement of affordable housing when existing units are demolished, noting that the issue arose during the St. Mark's expansion, which resulted in the removal of several housing units for a commercial use. While community reinvestment funding associated with that project could help advance other city housing goals, Lilly noted that Salt Lake City has adopted regulations intended to prevent the loss of housing for commercial parking. He reported that the Planning Commission had mixed opinions about a similar approach for Millcreek, with some members concerned that an ordinance could be overly restrictive while others strongly supported further consideration. Lilly emphasized that preserving existing housing is one of the most direct ways to maintain housing supply and reduce development pressure. He suggested that housing preservation could initially be addressed through a General Plan policy statement to guide future development decisions rather than through a mandatory ordinance.

Lilly also discussed whether the city should reconsider portions of its zoning and Future Land Use maps to encourage missing-middle housing. He noted that many neighborhoods currently zoned for single-family residential use contain duplexes and other housing types resulting

from historic zoning patterns, potentially providing opportunities for additional “gentle density.” While the General Plan supports targeted increases in residential density where appropriate, it also contains policies supporting preservation of existing single-family neighborhoods. Lilly stated that the 900 East Corridor Study identified potential opportunities for expanded housing choices but emphasized that broader changes would require substantial study, public engagement, and a more detailed approach to future land-use planning. He noted that these considerations are among the reasons staff has requested funding for an update to the General Plan.

Lilly presented several recommendations developed through discussions with staff and the Planning Commission. These included moving forward with adoption of the 3300 South and 900 East Corridor Plan, considering near-term amendments to the Future Land Use Map along the 900 East corridor where development pressure is occurring, and inviting developers specializing in missing-middle housing to participate in a strategy discussion with the City. He explained that much of the development currently proposed consists of relatively expensive townhomes and expressed interest in better understanding the barriers facing developers who may be interested in constructing more modest housing products.

Finally, Lilly recommended incorporating the broader housing policy discussion into the upcoming General Plan update while also establishing a process that would allow the City Council to consider individual strategies before completion of the approximately two-year planning process. He proposed having the city’s consultant prepare targeted policy briefs addressing topics such as development near schools, missing-middle rezoning, housing preservation, design considerations, and subdivision of ADUs. Each policy brief would include research, relevant data, analysis of potential trade-offs, focused community engagement, and recommendations. Lilly suggested presenting the briefs to the council individually or in small groups so the council could consider potential ordinance or policy changes as the work progresses rather than waiting for completion of the entire General Plan update. He emphasized that third-party consultant involvement would also provide additional expertise and facilitate thoughtful community discussions regarding changes that could affect how residents perceive the character of their neighborhoods.

The council discussed next steps for evaluating and prioritizing potential housing strategies within the upcoming general plan update. Council Member Uipi thanked staff for the thorough analysis and expressed particular interest in exploring missing middle rezones, noting concern that housing costs are likely to rise further with the approaching Olympics and related economic pressures. She identified missing middle rezones as her top priority, followed by school-oriented development, given that many schools are in her district and surrounded by established single-family neighborhoods. She asked how such an overlay would function in practice, whether it would require the city to acquire homes or instead rely on private developers assembling properties over time. Council Member DeSirant clarified that this concept is for a quarter-mile overlay around schools, not a mile, and that the city would not be purchasing homes; rather, developers could choose to buy properties and build 3–4 bedroom, deed-restricted, for-sale units with adequate parking under an overlay zone. Council Member Uipi then raised concerns about recent and potential school closures, questioning how future changes in school status, demographics, and birth rates might affect the rationale for a school-oriented overlay intended to attract and retain young families.

Mike Winder responded that staff are not seeking all answers immediately but are asking whether the proposed strategies—including school-oriented development and missing middle housing—are the right topics for deeper analysis by the general plan consultant, who would assess feasibility and impact. Mayor Jackson added that District 4, which has seven schools and many older neighborhoods, could be heavily affected by any school-oriented overlay; she expressed concern that there has not yet been sufficient input from District 4 residents and emphasized the need for robust public engagement in those neighborhoods before advancing such changes. The council agreed that resident feedback should help shape priorities and sequencing among the various housing strategies under consideration. Lilly added that when the last General Plan was drafted, Millcreek did not have any staff but now there are 10 employees to assist with it.

Council Member Uipi moved to adjourn the work meeting at 5:44 p.m. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2. The Westerly Tour with Cottonwood Residential at 3257 S Richmond Street
The council went on a site visit.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:00 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

Mayor Jackson called the meeting to order and led the pledge of allegiance.

1.2 Unified Police Department (UPD) Millcreek Precinct Officer of the Month for July 2026

Chief Petty-Brown recognized Officer Jacob Mecham as the Officer of the Month for July 2026. She reported that since January 1, 2026, Officer Mecham had made 37 DUI arrests, with more than 80% resulting from proactive patrol efforts rather than responses to accidents. Chief Petty-Brown commended his proactive enforcement for helping remove impaired drivers from Millcreek streets and reducing the potential for serious or fatal accidents. She also praised Officer Mecham's positive attitude, strong work ethic, professionalism, and commitment to teamwork. She noted that he consistently supports fellow officers, supervisors, and community members, assists with investigations, and provides guidance to newer officers. Chief Petty-Brown stated that Officer Mecham's initiative, dependability, dedication to service, and willingness to go above and beyond reflect positively on UPD and make him deserving of the recognition.

1.3 Kelsey Jones Artist Recognition

Kelsey Jones presented an overview of her recently completed mural project, explaining that her longtime appreciation for public art inspired her to pursue an opportunity to create a mural in Millcreek. After contacting the city and working with John Miller to identify an appropriate location, Jones developed several design concepts to

accommodate the uniquely shaped concrete barrier and submitted a final concept and color palette for city approval. The project was originally anticipated to take approximately nine days but ultimately required 16 days and approximately 33 hours of work, with total material costs of \$412.25. Jones described the process of cleaning and preparing the barrier, priming and painting the background, creating and positioning handmade fish stencils, adding color and freehanded water-current elements, and applying protective mural and anti-graffiti coatings.

Jones explained that the mural features a school of fish swimming in one direction with a single gold fish swimming in the opposite direction, symbolizing bravery, individuality, and the courage to find one's own path. She shared that one of the most rewarding aspects of the project was interacting with community members, including pedestrians, neighboring residents, students, and a teacher from Wasatch Charter School, and hearing their positive responses to the artwork. Jones stated that the experience strengthened her interest in creating public art and demonstrated to her how murals can make a community feel more vibrant and welcoming. She thanked her family and friends for their assistance and expressed appreciation to the Mayor, City Council, John Miller, and the city for providing her with the opportunity to complete the project.

The council commended Jones for her work. Mayor Jackson presented Kelsey Jones with a Community Beautification Award in recognition of her mural project and contribution to the city. She praised Jones for demonstrating initiative and courage by developing the idea, approaching the city for permission, and dedicating significant time and effort to completing the project despite challenging summer conditions and safety considerations associated with working near a busy street. Mayor Jackson emphasized that the mural has enhanced the beauty of the community and made public art accessible to residents and visitors who may not otherwise have opportunities to experience it. She encouraged Jones to take pride in her accomplishment and to continue seeking opportunities to serve, give back, and contribute positively to her community. Mayor Jackson congratulated Jones and expressed the city's appreciation for her efforts.

1.4 Public Comment

Kathy Blake, Woodland Avenue, commented on automated license plate reader (ALPR) cameras in Millcreek and thanked the city for following up on concerns regarding a previously identified camera installed on city property. She referenced information subsequently provided in the Millcreek newsletter indicating that no additional ALPR cameras were located on city property and that remaining cameras were installed on private property. Blake expressed concern that many privately installed ALPR cameras appear to be directed toward public streets, thereby collecting license plate and vehicle information from passing motorists. She raised privacy and Fourth Amendment concerns regarding the collection, storage, sharing, and potential law enforcement use of this data, including access by agencies outside Utah. Blake noted that legal challenges involving warrantless searches of ALPR databases are ongoing and expressed concern about the potential for misuse of collected information. She requested that the City Council consider legislation prohibiting ALPR cameras in Millcreek or, alternatively, regulations restricting privately installed cameras from being directed toward public roadways and requiring them to face inward toward the property they are intended to monitor. Blake

concluded by asking the council to take action to protect residents' privacy and constitutional rights and thanked the council for its service to the community.

Andrei Tarassov, Millcreek resident and business owner, expressed support for the concerns raised by the previous speaker regarding automated license plate reader (ALPR) cameras. He stated that ALPR technology has raised privacy and misuse concerns nationwide, including reports of improper access to collected information. Tarassov noted that state officials have also expressed concerns regarding the technology and referenced previous legislative efforts to regulate its use. He encouraged the City Council to take a proactive approach rather than wait for potential state action and requested that Millcreek either prohibit ALPR cameras or significantly restrict their use within the city.

2. Financial Matters

2.1 Public Hearing to Consider a Monetary Contribution of Up to \$20,000 for the Millcreek City Emergency Response Fund

Mayor Jackson explained that the donated funds would support the Millcreek Promise program in providing assistance to residents experiencing emergency situations. As an example, she referenced the displacement of residents from the Holladay Hills Apartments on Highland Drive, where residents of government-subsidized, low-income housing were given short notice to relocate when the property was renovated and converted to market-rate housing. Emergency funding was used to assist affected families with expenses such as deposits and relocation costs to help prevent homelessness. Mayor Jackson emphasized that the proposed funding was provided by a donor rather than through taxpayer or city funds and is subject to specific eligibility and use criteria that the city will follow. She expressed appreciation for the donation and noted that the fund provides an important resource for assisting Millcreek residents facing unexpected emergencies.

Council Member Uipi moved to open the public hearing. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

There were no comments.

Council Member DeSirant moved to close the public hearing. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Ordinance 26-62, Approving a Monetary Contribution of Up to \$20,000 for the Millcreek City Emergency Response Fund

Council Member DeSirant moved to approve Ordinance 26-62, Approving a Monetary Contribution of Up to \$20,000 for the Millcreek City Emergency Response Fund. Council Member Catten seconded.

Mayor Jackson noted that funds could roll over to the next fiscal year.

The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3. Reports

3.1 Mayor's Report

Mayor Jackson provided an update on the Salt Lake County recreation bond, noting that previously identified projects benefiting Millcreek include improvements to Big Cottonwood Regional Park and nearby Tanner Park. She reported that the County Council subsequently increased the proposed bond amount to include two additional projects: a recreation center in West Jordan and improvements to Library Square in downtown Salt Lake City. Mayor Jackson encouraged residents to learn more about the proposed projects and noted that the bond will appear on the November ballot for voter consideration. She also highlighted the upcoming Love Your Watershed kickoff on August 27th and discussed Millcreek's Adopt a Storm Drain program as an initiative supporting the campaign. The program encourages residents to adopt and maintain storm drains by removing debris and preventing yard waste, pet waste, chemicals, and other pollutants from entering the stormwater system and ultimately local waterways.

3.2 City Council Member Reports

Council Member Uipi reported on her attendance at the recent Central Wasatch Commission retreat, which included representatives from several cities and other regional leaders. She stated that there is renewed interest in revisiting elements of the Mountain Accord through potential legislation addressing both preservation and transportation needs, including issues affecting ski resorts. Council Member Uipi noted that Millcreek could be affected by proposed transportation alternatives or bypass concepts and stated that she would continue to keep the Council informed as discussions progress.

Council Member Handy discussed the possibility of establishing an initiative to recognize veterans living in Millcreek, particularly in connection with the nation's 250th anniversary. She stated that she had discussed the concept with Mayor Jackson and Mike Winder and suggested beginning by identifying veterans within the community. She encouraged veterans, their neighbors, and other residents with relevant information or ideas to contact the city. Council Member Handy noted that staff could review veteran recognition efforts undertaken by other communities and emphasized that the initiative could be simple, require minimal staff resources, and provide a meaningful opportunity to honor Millcreek veterans, potentially in conjunction with Veterans Day.

Council Member Catten announced the Get to the River Festival run by the Jordan River Commission.

3.3 Treasurer's Report

Council Member Catten presented the city's financial report, stating that the operating account balance was \$1,289,319 and the Public Treasurer's Investment Fund (PTIF) balance was \$35,337,440, for total shared cash of \$36,626,759. She reported current property tax revenues of \$34,415, general sales tax revenues of \$2,797,447 for the first two months and building permit revenues of \$174,051. Council Member Catten also reported that General Fund disbursements for the two most recent cycles included 209

checks, 34 electronic funds transfers or bank drafts, and two payroll periods, totaling \$5,840,823.

3.4 Staff Reports

There were none.

3.5 Unified Police Department Report

Chief Petty-Brown introduced Lieutenant Melody Cutler as the new Executive Officer for the Millcreek Precinct. Lieutenant Cutler previously served in UPD's Professional Standards Division, where she oversaw training, internal affairs, and the field training officer program, and had also previously served as a Public Information Officer. Chief Petty-Brown welcomed Lieutenant Cutler and expressed enthusiasm for the experience, ideas, and perspectives she will bring to the precinct.

Chief Petty-Brown then presented the July 2026 police report. Average response times were five minutes for Priority 1 calls, six minutes for Priority 2 calls, and 12 minutes for Priority 3 calls. Case totals continued to trend upward compared with June and were approximately 150 cases higher than the same period the previous year. The precinct received more than 2,800 calls for service and generated more than 900 new police reports during July. Officers responded to 55 transient-related calls and 59 mental health calls. Millcreek and Holladay Precinct detectives partnered with the Salt Lake County Health Department on a transient camp cleanup that assisted approximately 10 individuals, resulted in the disposal of approximately 740 pounds of abandoned property, and connected one individual with detoxification services. Chief Petty-Brown also reported that approximately \$10,000 in Department of Natural Resources funding was made available for officer overtime associated with cleanup efforts along the Millcreek portion of the Jordan River.

Traffic enforcement during July included 350 citations, nine DUI arrests, 59 accident reports, and 22 hit-and-run reports. The Drug Enforcement Unit conducted six operational cases, made 22 arrests, served nine search warrants, and recovered four stolen vehicles. Chief Petty-Brown highlighted a search warrant served at a nuisance property on Angelina Avenue following reports of drug activity. Detectives recovered methamphetamine, heroin, and drug paraphernalia during the investigation, and the subsequent search of the residence resulted in the discovery of additional methamphetamine. The Salt Lake County Health Department ultimately closed the residence to occupancy. July investigative activity included 41 assaults, 31 fraud cases, eight burglaries, eight sex offenses, 24 drug offenses, 75 larcenies, 15 stolen vehicles, 68 domestic violence cases, and three robberies. Millcreek Precinct detectives submitted 64 cases during the month, 12 of which were charged in Holladay Justice Court.

4. Consent Agenda

4.1 Approval of July 27, 2026 Work Meeting and Regular Meeting Minutes

4.2 Approval of August 10, 2026 Work Meeting and Regular Meeting Minutes

Council Member Uipi moved to approve item 4.1 and 4.2. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council

Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

5. New Items for Subsequent Consideration

There was none.

6. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg., 9/10/26, 6:00 p.m.
- City Council Mtg., 9/14/26, 7:00 p.m.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:37 p.m. Council Member Handy seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Cheri Jackson, Mayor

Attest: _____
Elyse Sullivan, City Recorder