

Increasing Utah's Supply of Affordable Housing in Millcreek

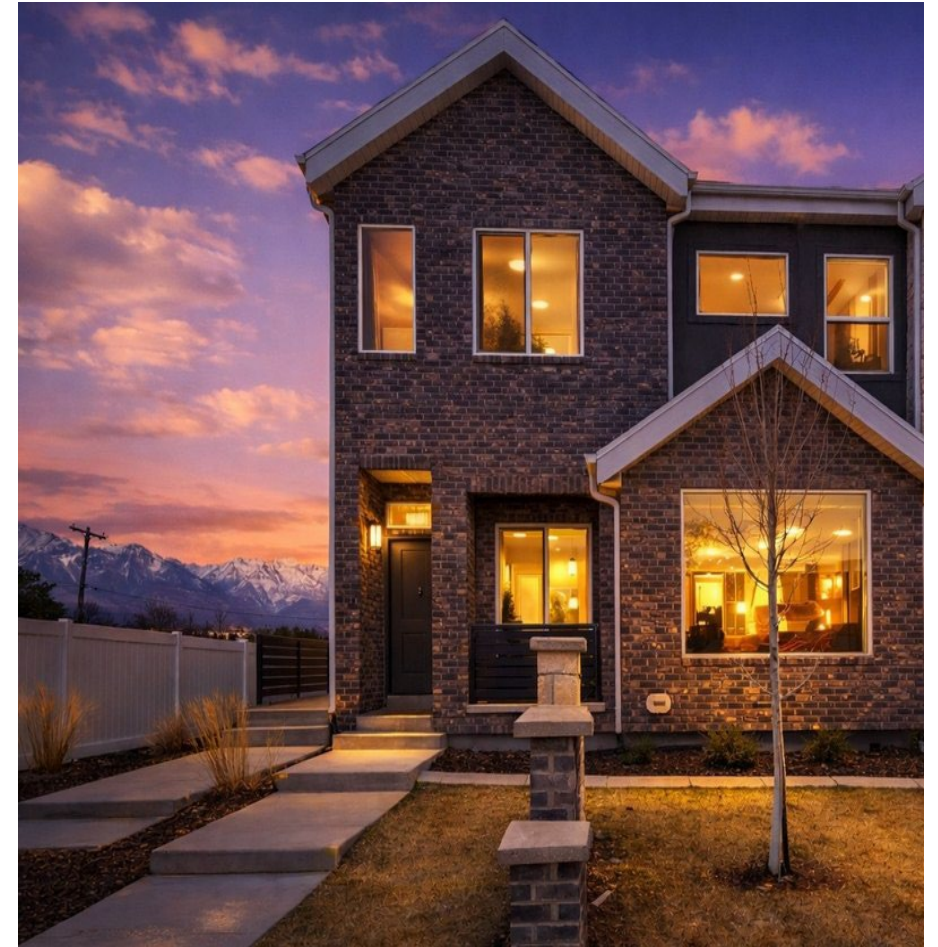


PLANNING AND ZONING TOOLS

August 25, 2026



Millcreek's Housing Shortage by 2030



Source: Zions Bank Public Finance, Millcreek Housing Report, 2024

30% AMI	50% AMI	80%AMI	100% AMI	Total Below 100% AMI	Total Below 80% AMI
(3,401)	659	(438)	107	(3,073)	(3,180)

The Housing Challenge

\$640,335

MEDIAN HOME VALUE IN MILLCREEK

The "Missing Middle" Gap: Standard zoning offers very few options between single-family neighborhoods and high-density apartments.

Rising Barriers for Families: Increasing land and home costs are making it difficult for younger families, municipal staff, and seniors to remain in Millcreek.



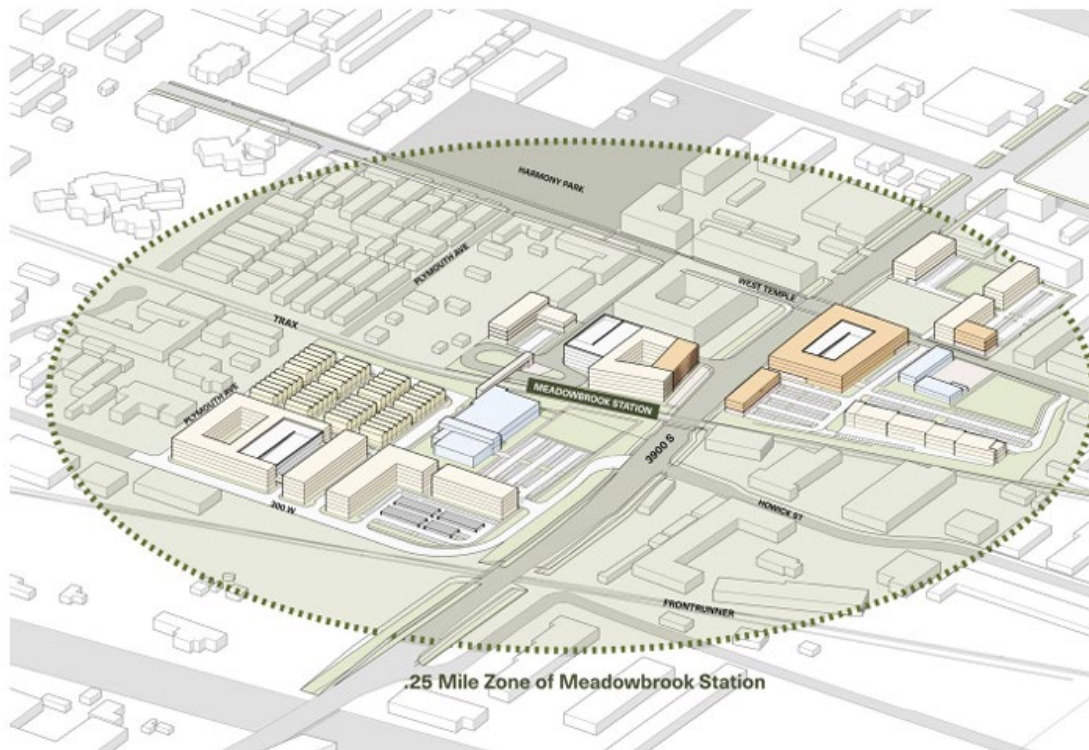
Source: Zillow, 24 August 2026

Progress Report



Two Station Area Plans Complete.

390 Affordable Housing Units Built or Under Construction Since 2018



Family-friendly affordable housing opens in Millcreek
by [Luke Garrett](#) | Mar 3, 2026



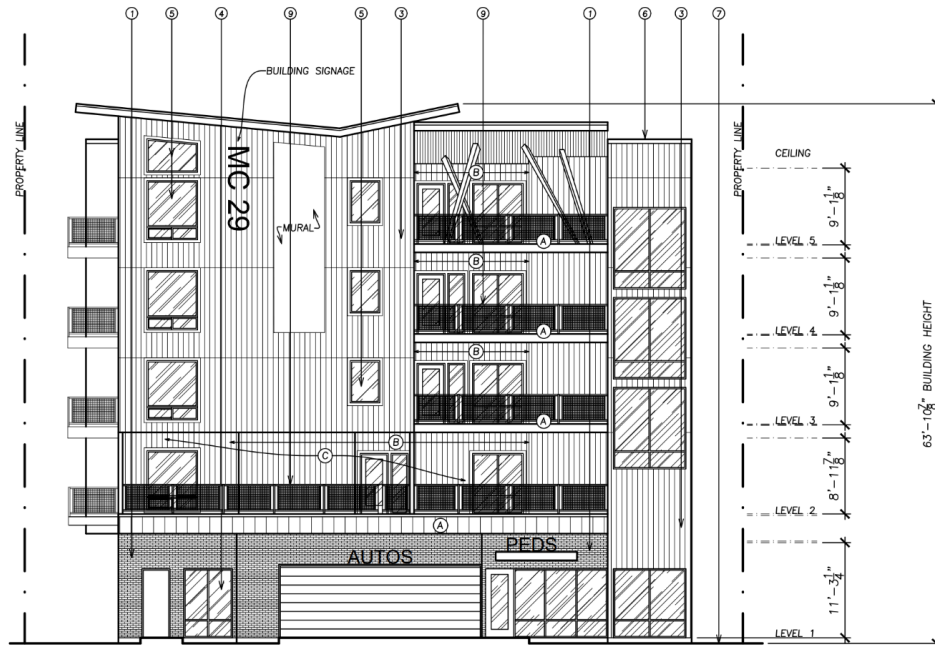
Progress Report



Development Agreements Yielded 30 New Affordable Housing Units.

Millcreek City Council approves 23-unit condo project near Millcreek Common

by Jacob Scholl | Jun 1, 2026



FRONT



LEFT

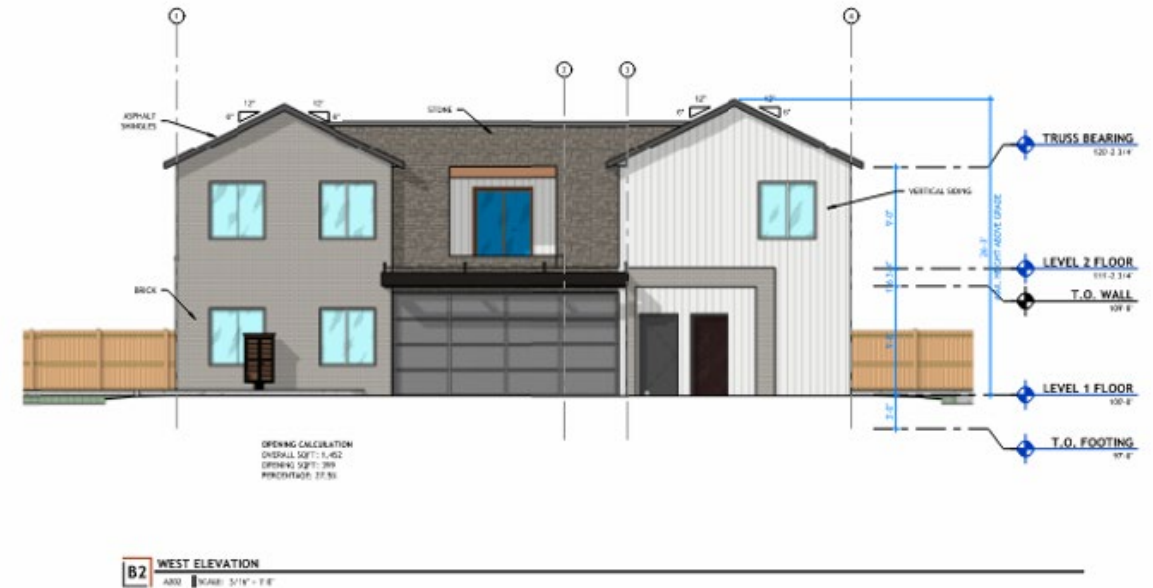


RIGHT



BACK

- 815 Scott Ave (4 Units)
- 4261 S 700 E (4 units)
- 4433 S Garden Dr (6 units)
- 4317 S 700 E (14 units)
- 4181 S 900 E (5 units)



Progress Report

We Reduced Setbacks, Adjusted Envelope Requirements, and Increased Lot Coverage in Small-Lot Residential Zones



Housing Affordability Strategies from the General Plan



Goal	Progress
Encourage rowhouses, twinhomes, cottages, and other building forms where appropriate by implementing a reduced lot coverage percentage.	• Code update reduced lot coverage requirements in the RM, R-1-3, R-1-4, and R-1-5 zones. • Affordable housing eligible for an open space reduction in the R-4, RM, MD, and C Zones.



Two-Household Residential (R-2-10)

Residential Mixed

Ailee Ln

Parkhill Way

Residential Mixed (RM)

200 E

4020 S

300 E

Hill Ave

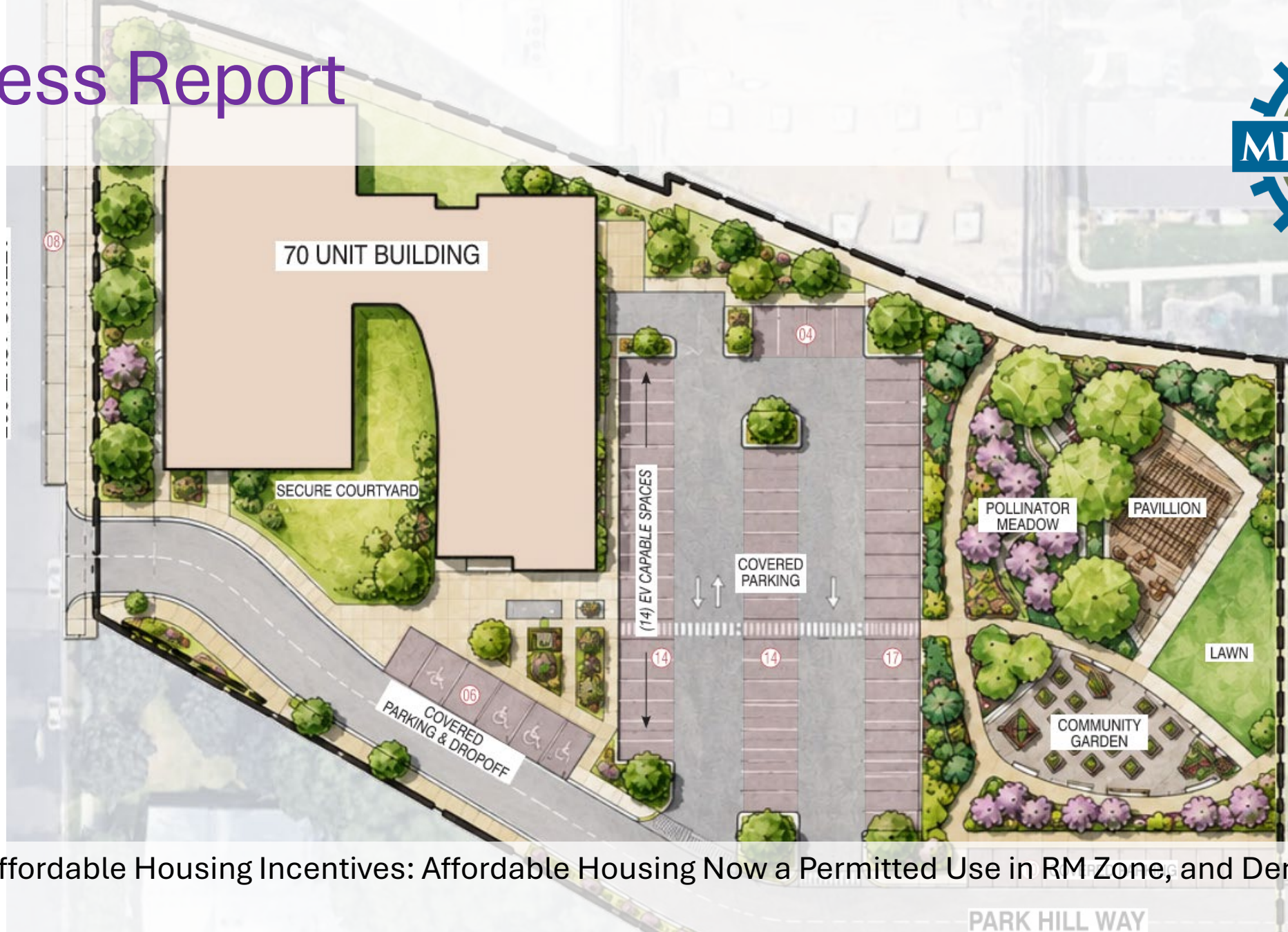
Woodlake

Progress Report



We Deployed Affordable Housing Incentives: Affordable Housing Now a Permitted Use in RM Zone, and Density Bonuses Are Available.

Progress Report



We Deployed Affordable Housing Incentives: Affordable Housing Now a Permitted Use in RM Zone, and Density Bonuses Are Available.

Progress Report

We led the State in permitting Detached ADUs. 87 approved so far.
We also made it easier to expand a home, or build on a small lot.



Progress Report

We Rezoned to Accommodate Housing in Centers.



Progress Report

We Embrace Supportive Housing



Policy Option: Subdividing DADUs



We already allow for detached ADUs on lots > 8,000 sf. Should we allow them to be subdivided to allow for ownership?

- Heber City, Ogden, and Farmington are considering (or have implemented) this option.
- The use is already there. This only addresses ownership.
- Could be subject to a deed restriction.

Tradeoffs:

- Provides a relatively inexpensive market-driven solution for affordable homeownership.
- Doesn't change the built character of a single-family neighborhood.
- May encourage more development of DADUs.
- Challenges the notion of a single-household zone and lot size minimums.



Policy Option: Affordability Requirement for Rezones



Should we require an affordability component for rezones requesting more density?

- Farmington requires this. Salt Lake City has a version of this requirement as well.
- The General Plan mentions this as an option.

Tradeoffs:

- Clarifies the requirements for density based rezones.
- May not be effective, unless at scale (projects greater than 50 units, for example).
- May not be feasible, given land and construction costs.



Policy Option: School-Oriented Development



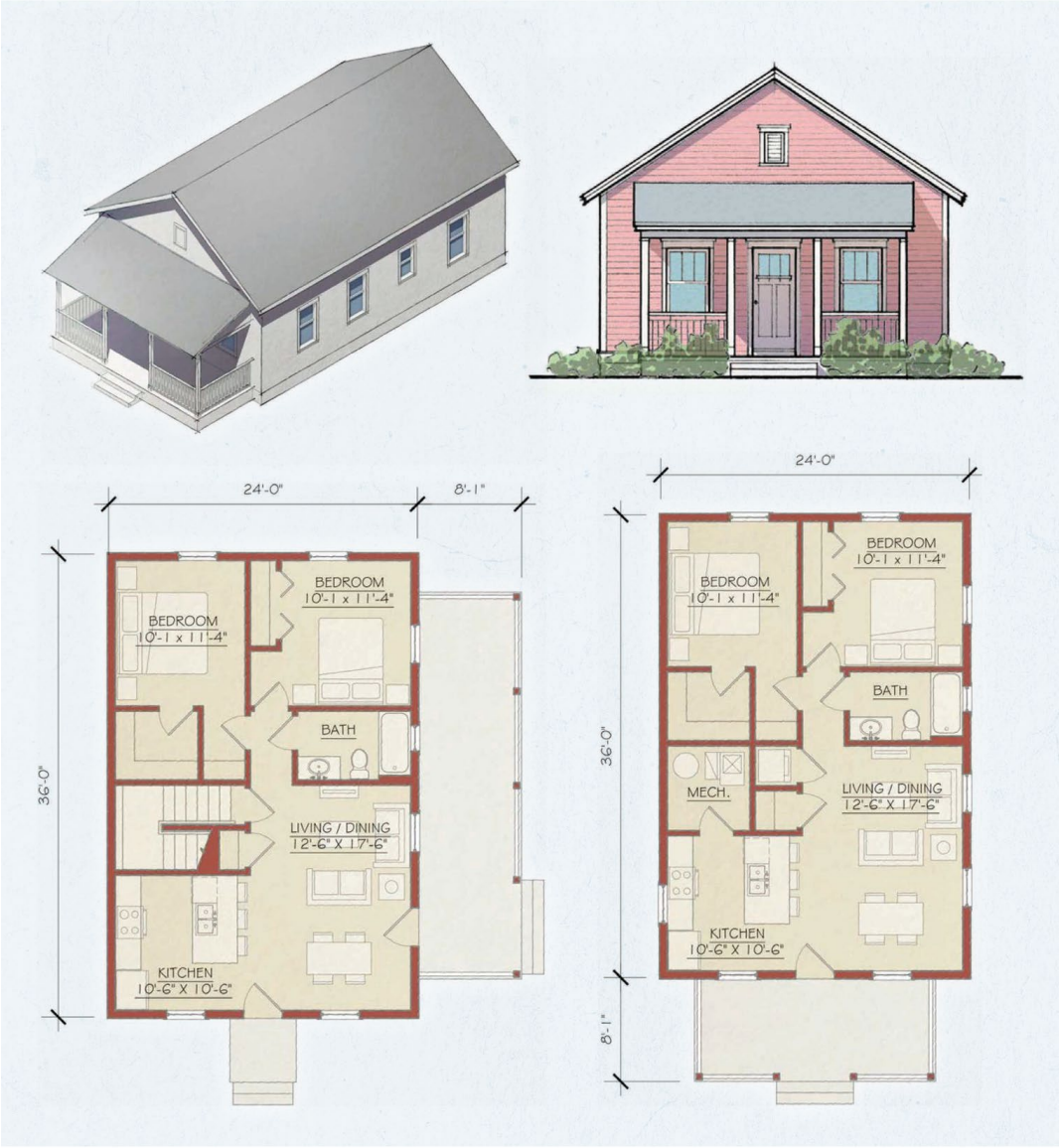
Should we consider upzoning for higher densities near public schools?

- A well-designed overlay zone or alternative development standard could secure affordable ownership opportunities in areas closest to schools that face declining enrollment.
- Duplexes, triplexes, fourplexes in areas within ¼-½ mile of a public school.
- Consideration of design standards and deed restrictions to ensure affordability and owner occupancy.
- Consideration of a minimum number of bedrooms to encourage families with school-age kids to relocate into these neighborhoods.
- Do we consider hospitals and parks as opportunities for workforce housing?
- Could be tied to pre-approved house plans.

Tradeoffs:

- Small-scale attached units can promote affordability without dramatically altering neighborhood character.
- No guarantees that families with school-age children will attend.

Figure 2
Preapproved Plan for a 2-Bedroom Cottage in South Bend's Pattern Book
Plans for smaller homes can encourage efficient building on smaller lots



Source: Build South Bend Toolkit
© 2026 The Pew Charitable Trusts

Figure 3
Preapproved Plan for a 6-Unit Apartment Building in South Bend's Pattern Book
Plans for multifamily housing encourage a broader set of housing choices



Source: Build South Bend Toolkit
© 2026 The Pew Charitable Trusts

Policy Option: Housing Preservation



Should the city require that affordable housing be replaced, if it is demolished?

- Expansion of the St. Mark's parking needs resulted in the demolition of some affordable housing in Millcreek.
- Salt Lake City adopted an ordinance that prohibits the demolition of housing for commercial parking structures and lots, unless that housing is replaced.
- Perhaps a policy statement instead of a hard-and-fast ordinance requirement.

Tradeoffs:

- In CRAs, we already generate increment from development projects, some of which is set aside for affordable housing elsewhere.
- Most of the time, housing is demolished for more housing. Commercial encroachment into residential neighborhoods is rare.
- Protecting existing housing is the easiest strategy, and relieves development pressure.

Policy Option: Missing Middle Rezones



Should we reconsider our zoning map and FLU map to encourage missing middle housing?

- Functionally, many of our R-1 neighborhoods have duplexes in them, due to historic zoning.
- Unlocks the possibility of gentle density.
- Appears to be supported in part by our general plan.
- General Plan also calls for keeping single-family neighborhoods intact.
- Targeted opportunities may exist as identified by the 900 East Corridor Study.
- Portland, SLC, and Raleigh have had some success with this model.

Tradeoffs:

- Requires substantial engagement and study.
- May require a more granular approach to our future land use map to identify the neighborhoods that are truly mixed.
- Unlocks modest infill opportunities.

Recommendation



DO NOW!

1. **Adopt the 3300 South and 900 East Corridor Plan In 2026-2027**
2. **Tweak the Future Land Use Map for 900 East in 2026-2027**
3. **Invite Developers Who Specialize in Missing Middle Housing to a Strategy Meeting**

CONSIDER AS A PART OF THE GENERAL PLAN UPDATE!

4. **Consider FLU Map and Zone Changes in the General Plan Update**
5. **As Part of the General Plan Update, Invest in Policy Briefings and Targeted Engagement On:**

School Oriented Development
Design Considerations
Missing Middle Rezones
Housing Preservation Strategies
Subdividing ADUs

Policy Brief:

- Engages the Public on a Specific Topic
- Discusses Tradeoffs
- Reviews Literature and Gathers Data
- Makes Recommendations



**MURAL
PROJECT**



Why this project?

1

I love how art can interact with the community.

2

I always hoped to be part of that.

Inspiration

Calgary Alberta

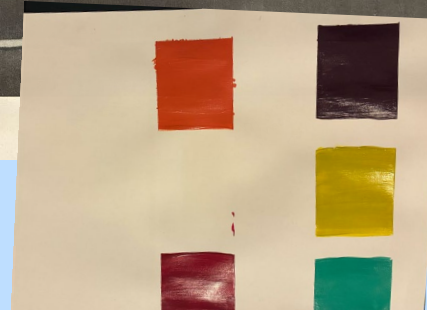
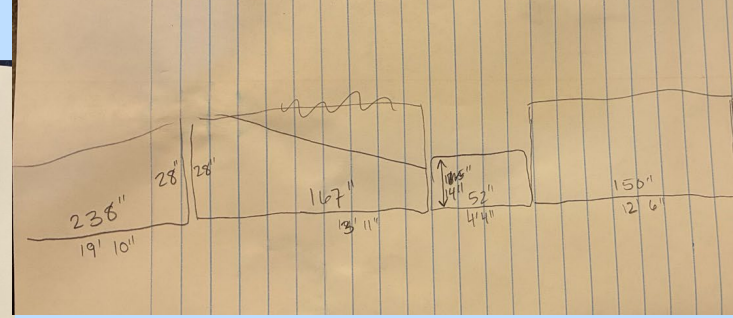


Kensington shops

2754 S 23rd E St Millcreek



Preparation



JULY | 4-Independence Day 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST | No Holidays and Observances

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15

Cleaning barrier = 

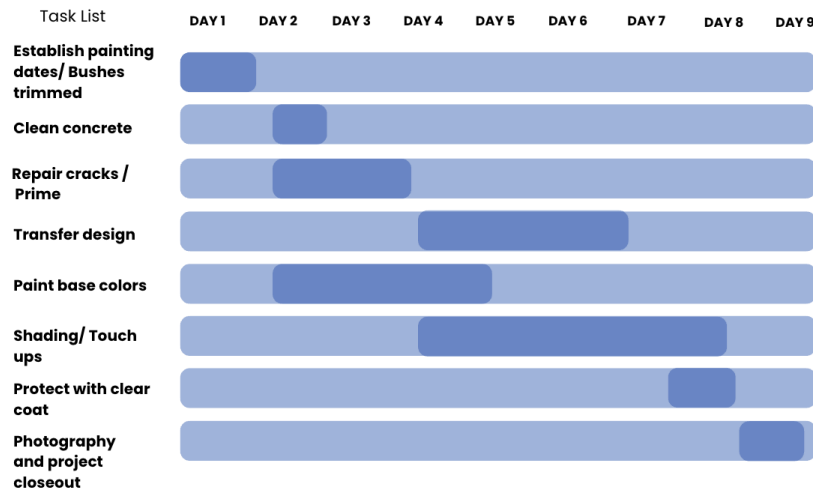
Painting = 

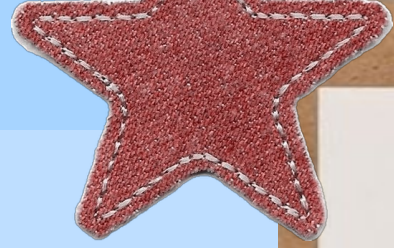
Protective coating = 

Total Hours 33

Mural Project

Est Timeline Kelsey Jones July 17, 2026





Cost

Paint samples x13= 69.8

Caulk = 5.98\$

Brushes x 5= 30.98\$

Primer = 32.98\$

BEHR Ultra = 61.98\$

Roller x2 =12.65

BEHR Ultra x6=197.88

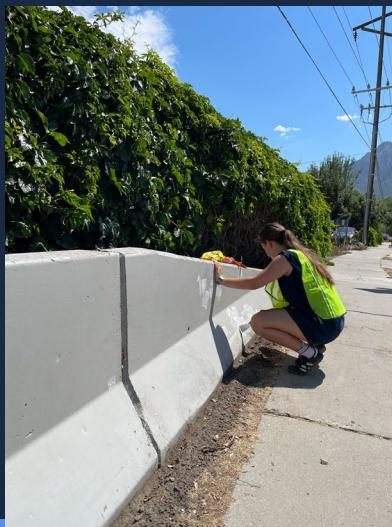
Mural shield=136.8\$

Anti Graffiti=70\$

Total 412.25\$



Days 1-4



Days 4-8



Days 8-12



Day 12-14



Day 15-16



The Focus



What I learned?

1

People want art.

2

I really enjoy doing this project.

Acknowledgments

- Sariah Jones
- John Miller
- City Council
- Ellie Day
- Sarah Schofield
- Audra Hansen
- Alek Jones



8/24/2026 City Treasurer's Report
given by: Silvia Catten, Millcreek Treasurer



Date	Shared or Pooled Cash Accounts	Amount
8/24/2026	Operating Account	\$ 1,289,319
8/24/2026	PTIF	35,337,440
	Total of Shared Cash	\$ 36,626,759

Tax revenues have different lag times from collection of the tax to distribution to the City.
With that understanding, my report on the major tax revenues are as follows:

General Revenue Sources Status / any concerns	Received as of 8/24/26	% of Estimated Revenues
Current Property Taxes Received	\$ 34,415	0.29%
General Sales Taxes (2 months rev)	2,797,447	17.93%
Building Permits	174,051	17.41%
Total Gen Fund Revenue	4,783,786	10.83%
Report Any Revenue Anomalies		

Disbursements for the month of July 2026

General Fund Disbursements Status / any concerns	Quantity	Amount
Checks	209	\$ 3,479,382
EFT / Bank Drafts	34	1,961,772
Direct Deposit	2 Payroll Periods	399,669
Report Any Expenditure Anomalies		
Total Disbursements - July 2026		\$ 5,840,823

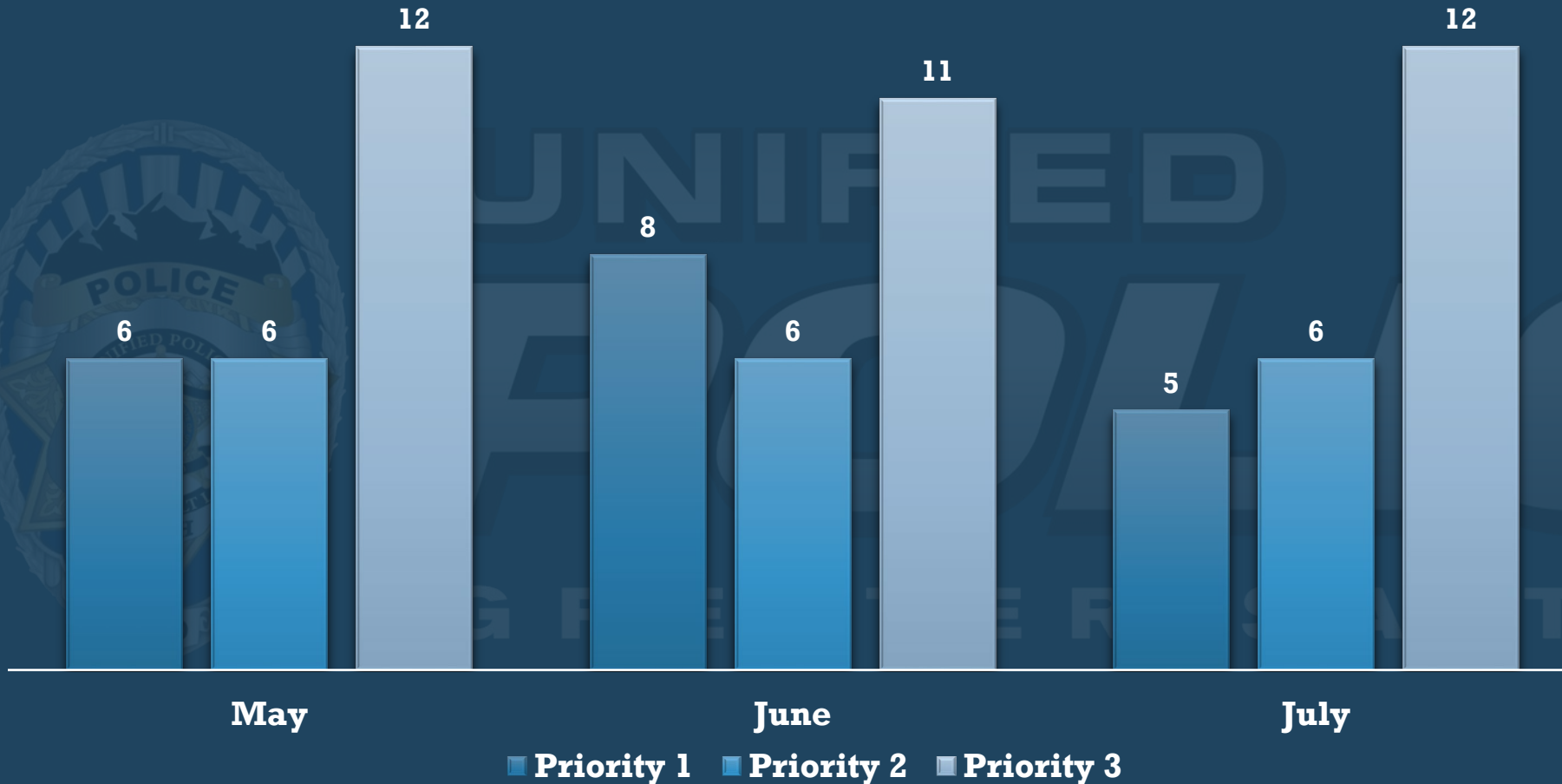


UNIFIED
POLICE
GREATER SALT LAKE

MILLCREEK CITY - JULY 2026



POLICE RESPONSE TIMES MILLCREEK-UPD



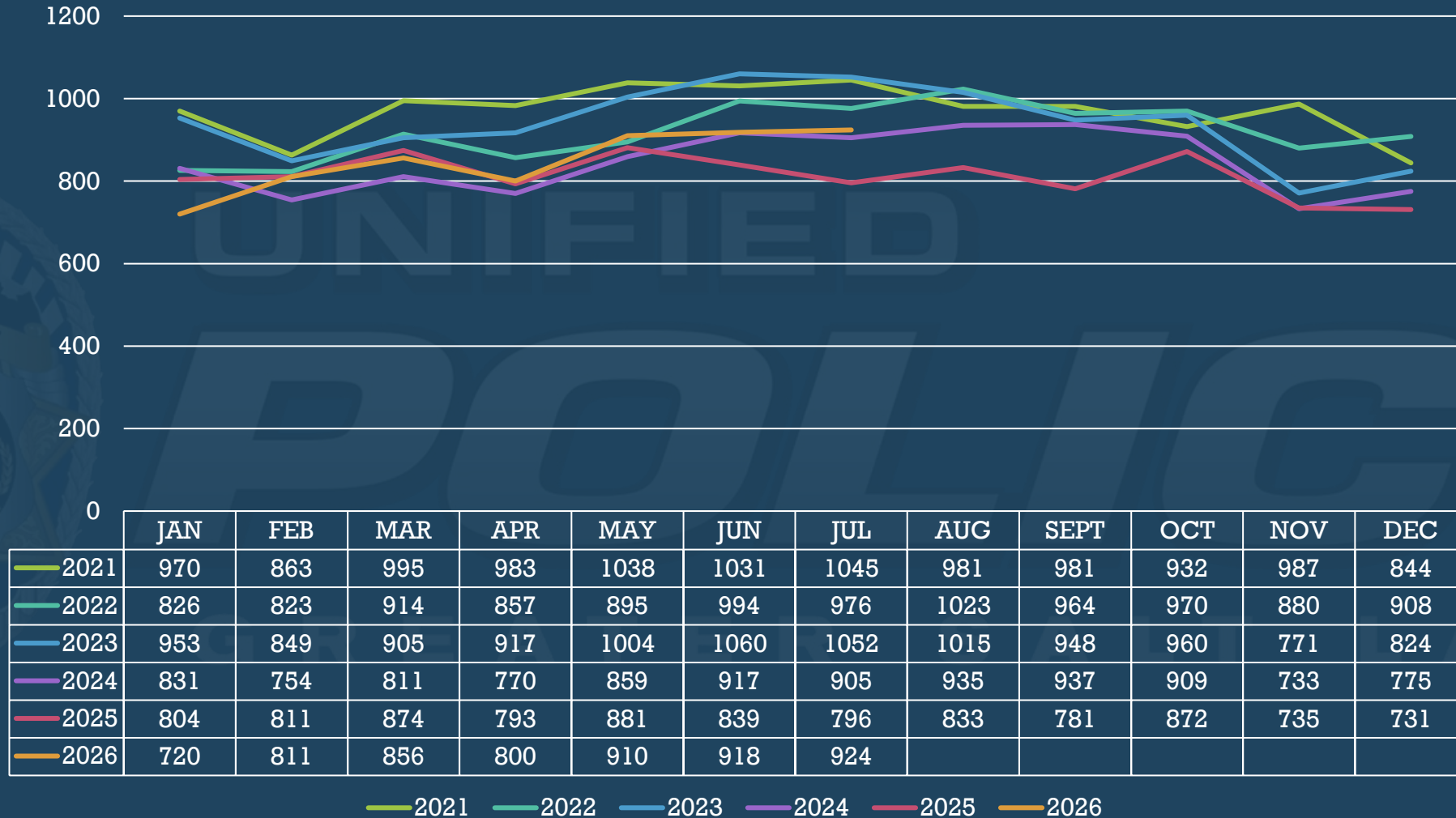
****Time in minutes****

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



MILLCREEK CITY

Millcreek Precinct Case Trend



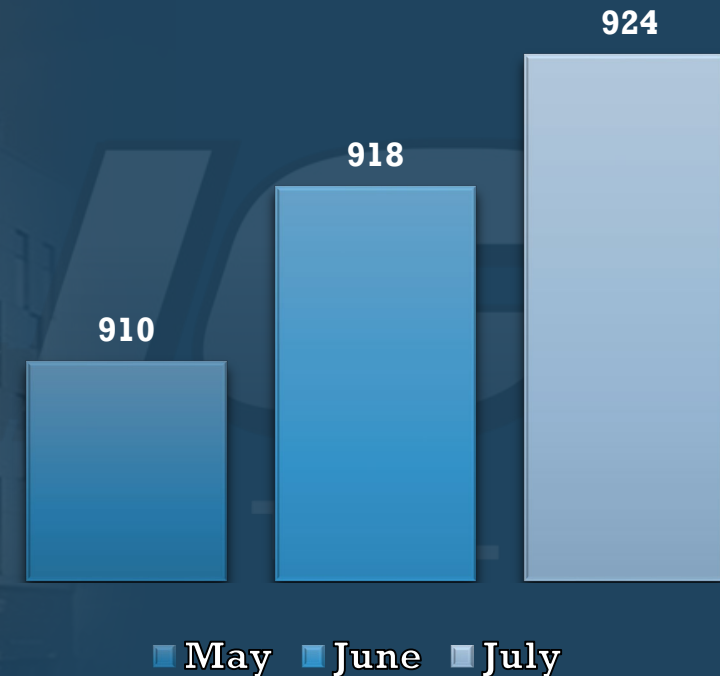
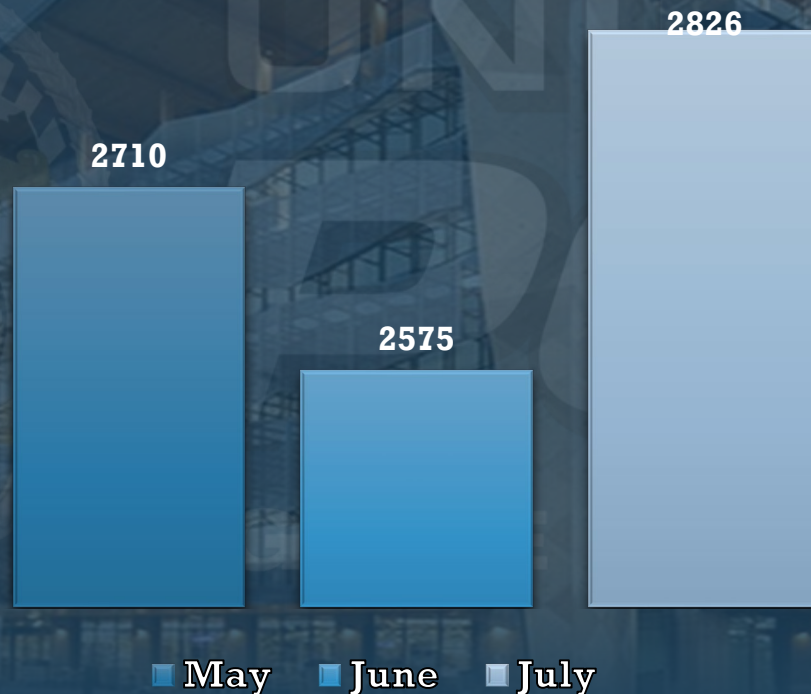


Millcreek City



Calls For Service

New Police Reports



- **TRANSIENT CALLS: 55**
- **MENTAL HEALTH CALLS: 59**

On July 16th several Millcreek and Holladay detectives partnered with the Salt Lake County Health Department regarding a transient camp and clean-up.

- Approximately 10 individuals assisted in the clean-up
- 740 lbs. of discarded property was disposed of
- One individual requested to go to the VOA Detox Center





MILLCREEK CITY - UPD TRAFFIC STATS

JULY 2026

- **350 Citations Issued**
- **9 DUI Arrests**
- **59 Accidents Reports**
- **22 Hit and Runs**



Millcreek City Directed Enforcement Unit (DEU) Stats

July 2026

Operational Summary:

- 6 Cases
- 22 Arrests
- 9 Search Warrants Served
- 4 Recovered Stolen Vehicles

Angelina Ave Search Warrant

Millcreek detectives were informed of a drug use and a nuisance property on Angelina Ave. The owner of the residence had been found in possession of methamphetamine and heroin while in his vehicle. Millcreek detectives followed up on the report and located additional methamphetamine, heroin, and other drug paraphernalia. Sufficient evidence was obtained for a search warrant at the residence. Millcreek detectives with the assistance of Holladay, Kearns, Magna detectives, UPD drones, forensics, and Millcreek traffic units successfully served the search warrant at the residence. Methamphetamine was in the residence, and the health department closed the house to occupancy.



Unified Police Investigations

July 2026

Millcreek Precinct

Assault
41

Burglary
8

Drug Offenses
24

**Domestic
Violence**
68

Fraud
31

Homicide
0

Larceny
75

Robbery
3

Sex Offense
8

Stolen Vehicles
15

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