



August 19th, 2026

MILLCREEK PLANNING COMMISSION

presentation

COTTAGES AT MILLCREEK PHASE III:

FILE# ZM-26-014

3500 SOUTH 1300 EAST

APPLICANT: BRAD REYNOLDS CONSTRUCTION

PRESENTED BY: BRAD SANDERSON

Location Map:



Rezone Property to the R-1-5 and R-2-6.5 Zones





MILLCREEK



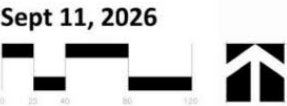
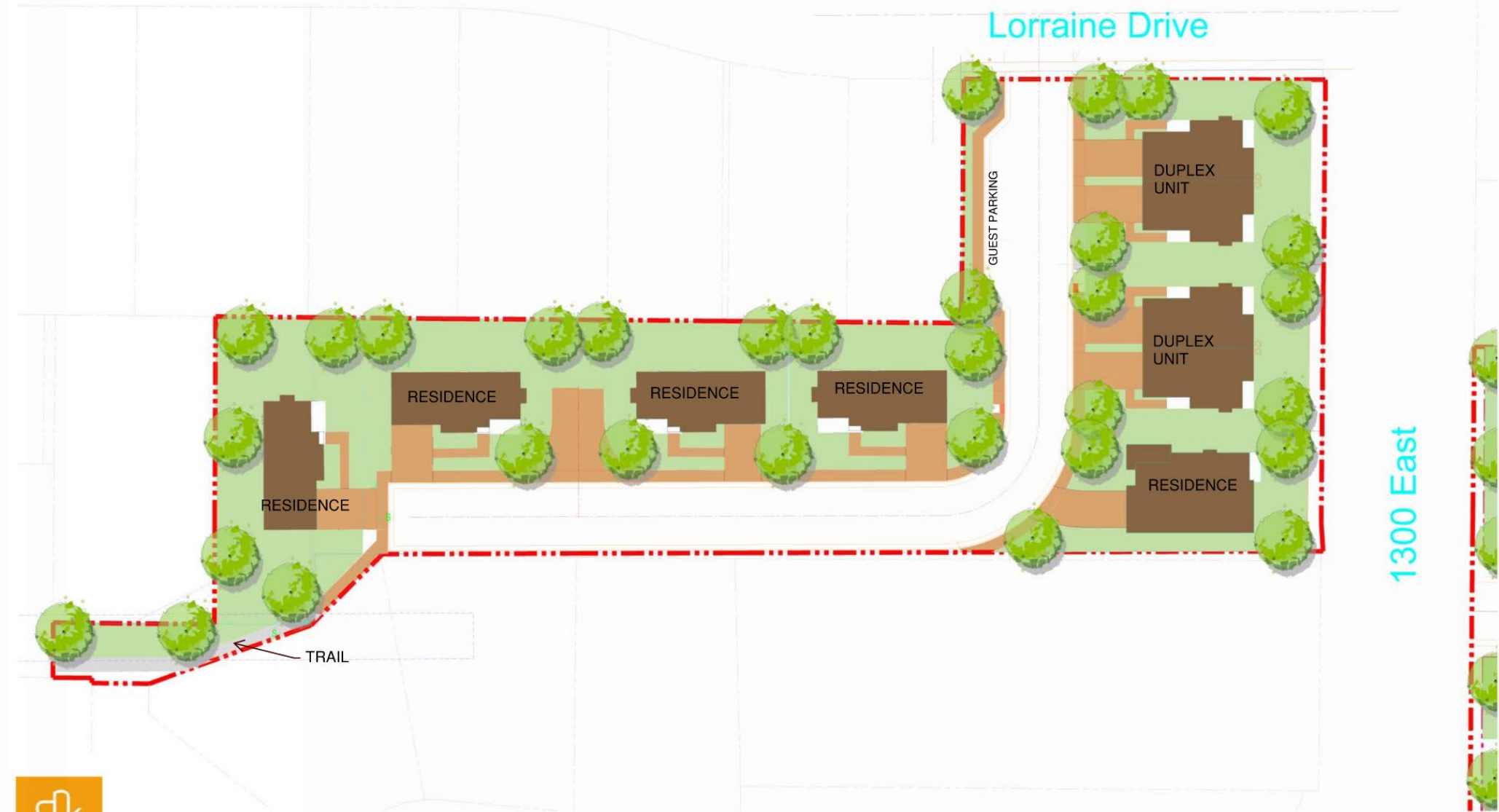
MILLCREEK



Concept Plan – Draft 1:



Concept Renderings (Illustrative Only)



Concept Plan
BRC 1300 EAST SITE





BRC 1300 EAST TOWNHOMES

1300 EAST, MILLCREEK, UTAH

SITE RENDERINGS

D002

11 SEP., 2026





BRC 1300 EAST TOWNHOMES

1300 EAST, MILLCREEK, UTAH

SITE RENDERINGS

D003

11 SEP., 2026





BRC 1300 EAST TOWNHOMES

1300 EAST, MILLCREEK, UTAH

SITE RENDERINGS

D004

11 SEP., 2026





BRC 1300 EAST TOWNHOMES

1300 EAST, MILLCREEK, UTAH

SITE RENDERINGS

D005

11 SEP., 2026

Spatial Requirements: (R-1 Zones)

Table 18.36-2 Spatial Requirements for the Single-Household Residential (R-1) Zones

Zon e	Min. Lot or Parcel area (A)	Min. Lot or Parcel width (B)	Min. Front Setback (C)	Residential Use Min. Side Setbacks on interior Lots or Parcels (D)	Residential Use Min. Side Setbacks on corner (E)	Civic/Institutional and Non- Residential Use Min. Side Setback	Min. Rear Setback (F)	Max. Lot or Parcel Coverage
R-1- 3	3,000 sq ft	30'	20'	3' (unless attached to a dwelling on an abutting lot or parcel)	10'	20'	15'	50%
R-1- 4	4,000 sq ft	40'	20'	4' (unless attached to a dwelling on an abutting lot or parcel)	15'	20'	15'	45%
R-1- 5	5,000 sq ft	50'	20'	5' (unless attached to a dwelling on an abutting lot or parcel)	20'	20'	15'	40%
R-1- 6	6,000 sq ft	60'	25'	8'	20'	20'	15'	35%
R-1- 8	8,000 sq ft	65'	25'	8'	20'	20'	15'	33%
R-1- 10	10,000 sq ft	80'	30'	10'	20'	20'	15'	31%
R-1- 15	15,000 sq ft	80'	30'	10'	20'	20'	15'	25%
R-1- 21	21,000 sq ft	100'	30'	10'	20'	20'	15'	25%



Spatial Requirements: (R-2 Zones)

Table Notes

- The garage opening minimum yard area requirement shall apply to garages when the vehicular garage opening faces the street to which it is accessed from, otherwise the front yard minimum yard area shall apply.

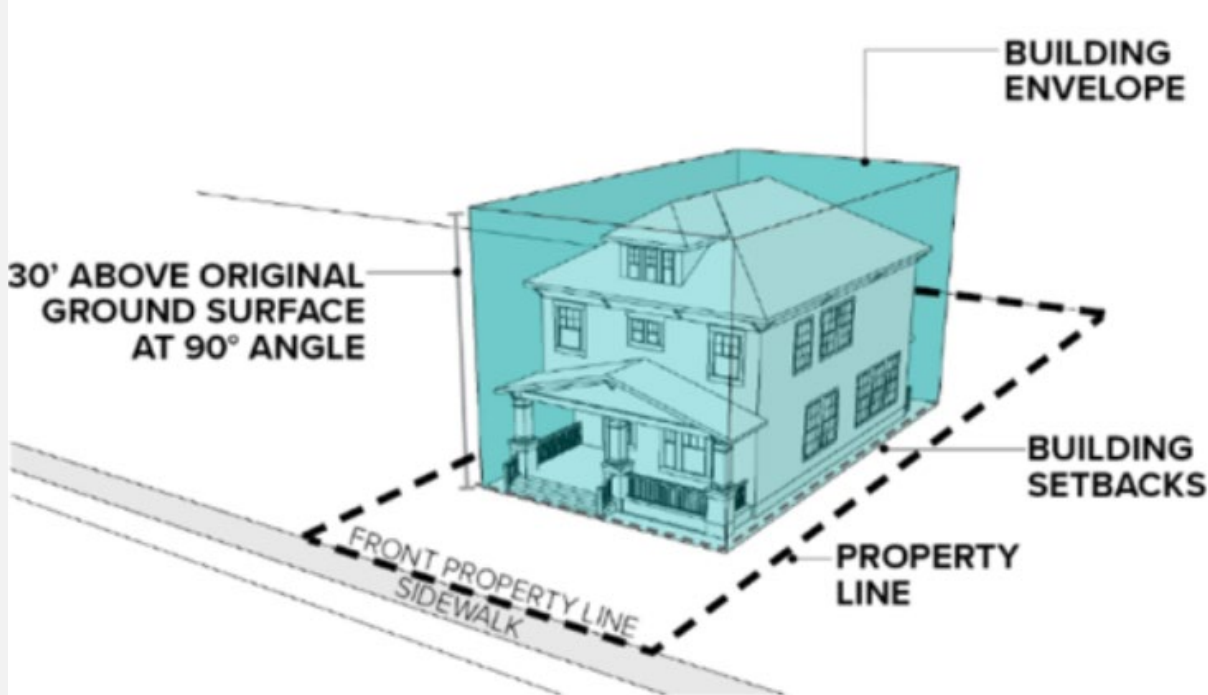
Table 18.37-2 Spatial Requirements for the Medium Density Residential (R-2) Zones

Zone	Minimum Lot or Parcel Area (A)	Minimum Lot or Parcel width (B)	Minimum Front Setback (C)	Garage Opening (Front or Street Side)(1)	Residential Use Min. Side Setbacks on interior lots or parcels (D)	Residential Use Minimum Side Setbacks on corner (E)	Civic / Institutional and Non-Residential Use Minimum Side Setback	Minimum Rear Setback (F)	Maximum lot or parcel Coverage
R-2-6.5	6,500 sq ft (8,000 sq ft for non-residential)	60'	20'	25'	8'	20'	20'	15'	40%
R-2-8	8,000 sq ft	65'	20'	25'	8'	20'	20'	15'	38%
R-2-10	10,000 square feet	65'	20'	25'	8'	20'	20'	15'	35%



Building Heights: (R-1 Zones)

(R-1-5 Zone)



(R-1-8 Zone)

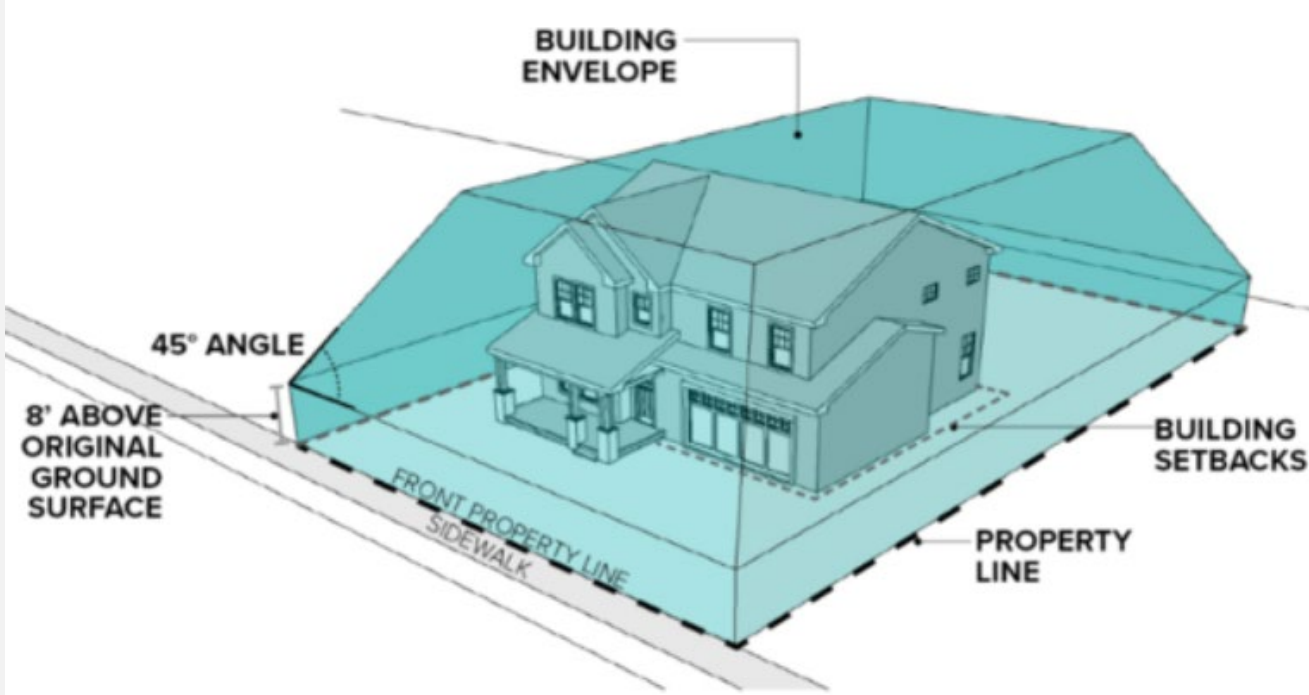


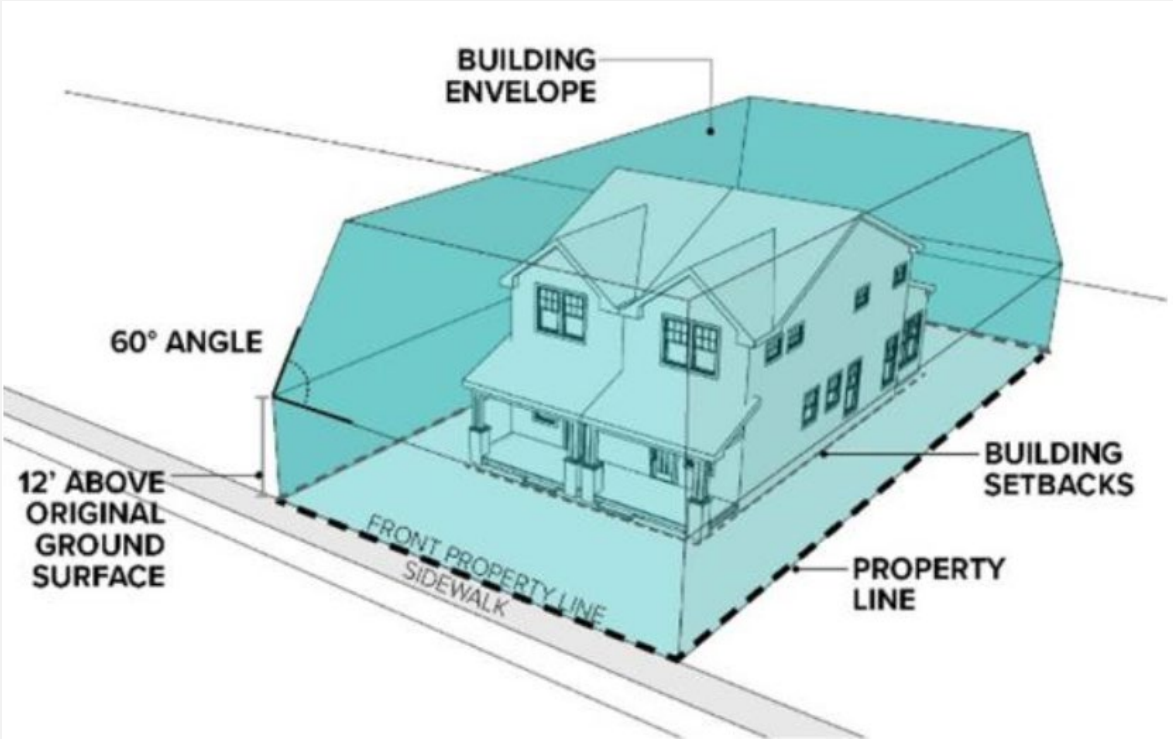
Table 18.36-3 Building Height and Building Envelope for R-1 Zones

	R-1-3 R-1-4 R-1-5	R-1-6	R-1-8	R-1-10 R-1-15	R-1-21
Building Height Maximum	30'	30'	30'	32'	32'
Building Envelope Wall Height and Angle	30'	12'	8'	8'	8'
Building Envelope Angle	0 degrees	60 degrees	45 degrees	45 degrees	45 degrees



Building Heights: (R-2 Zones)

(R-2-6.5 Zone)



(R-2-8 Zone)

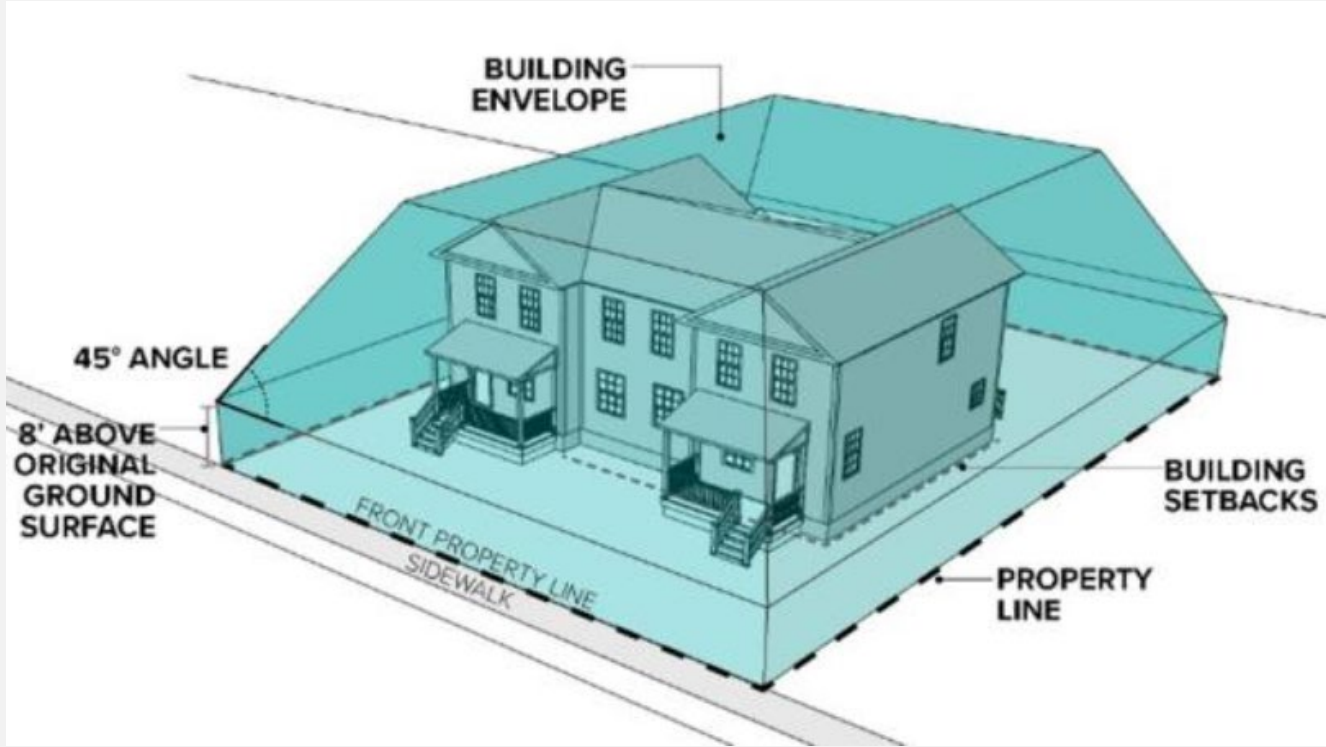


Table 18.37-3 Building Height and Building Envelope for R-2 Zones

	<i>R-2-6.5</i>	<i>R-2-8</i>	<i>R-2-10</i>
Building Height Maximum	30'	30'	30'
Building Envelope Wall Height	12'	8'	8'
Building Envelope Angle	60 degrees	45 degrees	45 degrees



Public Comments



Planning & Zoning Open House

Community Feedback Form

Name: Julia Lehman + Tim Berggren Date: 8/4/2026

Email Address: [REDACTED]

Project Location or #: 1244 E. Conant 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: 3505 So 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: [REDACTED]

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 development.



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

Staff Recommendation: That the City Council take public comments during the public hearing and recommend approval of 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.

— STAFF RECOMMENDATION —

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

Planning Commission: 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.

PC RECOMMENDATION

Based on the findings and conclusions listed within the Staff Report, I move that the City Council approve file number **ZM-26-014**, as presented.

MOTION READY:

THANK YOU

