3330 South 1300 East
Millcreek, UT 84106
801-214-2700
millcreek.us

File # ZM 19-005

Planning Commission Staff Report

Meeting Date: **13 May 2019**
Applicant: **JF Glenwood, LLC**
Property Address: **3999 S. Main St.**
Parcel IDs: **16-31-351-005, 16-31-351-006, and 16-31-351-007**

Request:	**Rezone from M zone to MD zone for the development of a mixed-use development**

Zone: M Light Manufacturing and C-3 Commercial **Proposed Zone: MD Mixed Development**

Community Council: Millcreek
Prepared By: **Blaine Gehring, AICP, Planner II**

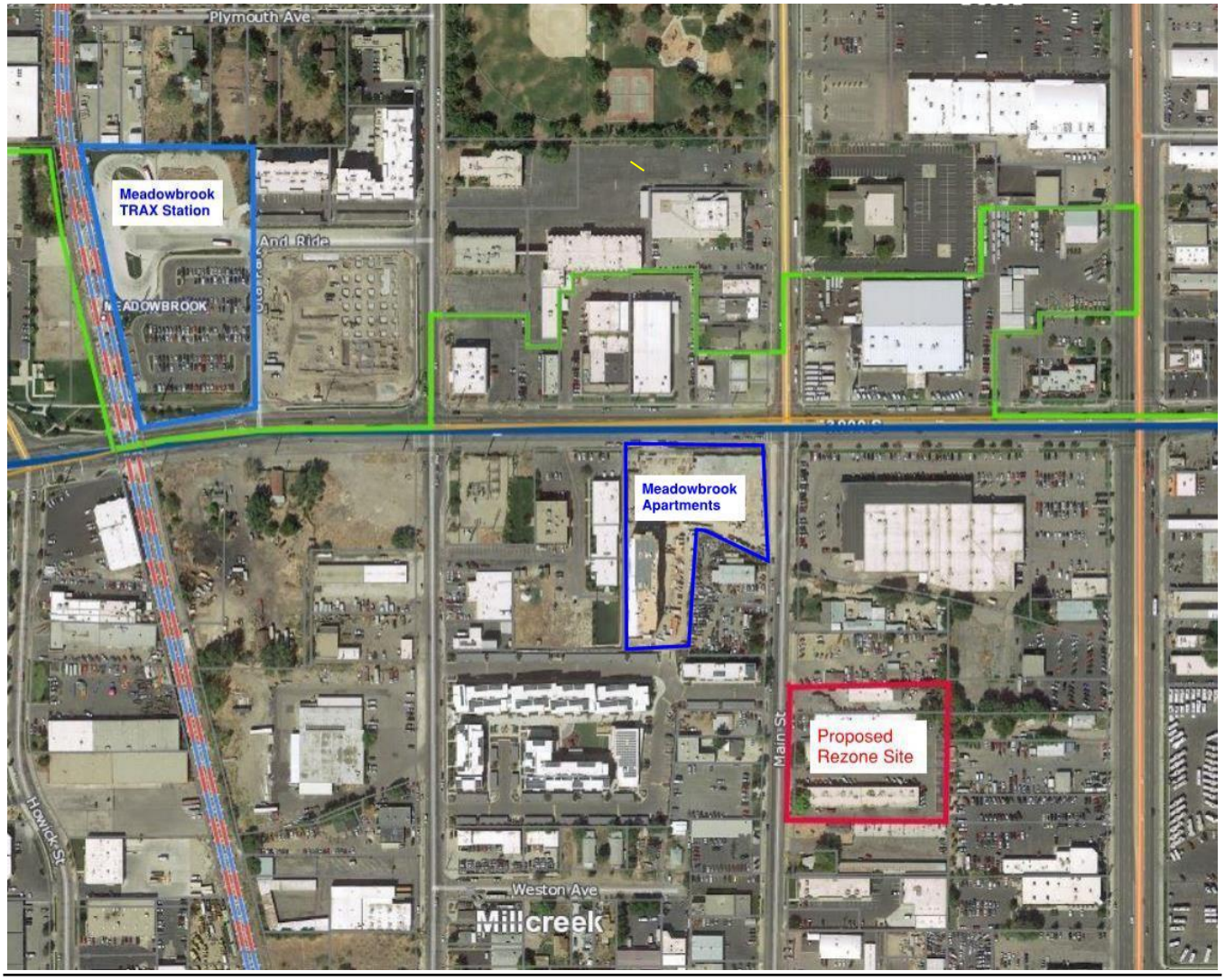
SYNOPSIS AND SCOPE OF DECISION

The applicant, JF Glenwood, LLC is requesting a rezone of their properties from M (Light Manufacturing) and C-3 (Commercial) Zones to MD (Mixed Development) Zone to develop a mixed-use development consisting of 3,800 SF of commercial space and 176 residential units. The project will be developed on three existing parcels between 3975 and 3999 S. Main Street.

Existing Zoning	Existing Land Use	Surrounding Uses and	Site Improvements	Parcel ID	Size of Property
M	Auto sales and related business	M and C-3	Full Redevelopment	16-31-351-005	.47 acres
M	Auto sales and related business	M and C-3	Full Redevelopment	16-31-351-006	.47 acres
M	Auto sales and related business	M and C-3	Full Redevelopment	16-31-351-007	.95 acres

If the City Council approves this petition and adopts an MD Zone, mixed-use development over 1 acre in size **is allowed as a conditional use** in the MD zone pursuant to Chapter 19.55.020.A of the Millcreek Code.

SITE & VICINITY DESCRIPTION



"The purpose of the mixed-use development zone is to provide for the combining of a variety of uses…within a walkable setting and to encourage such use mixes near transit stations in the Meadowbrook Area." (Section 19.55.010 Millcreek Zoning Ordinance)

The subject property consists of 1.89 acres and is currently zoned M and C-3. The properties are currently used for auto sales and auto related businesses. Adjacent uses are auto related businesses as well. Multi-family residential uses are the Meadowbrook Apartments being developed on the southwest corner of 3900 South and Main. The site is within one-half mile from the Meadowbrook TRAX Station.

PROJECT INFORMATION

The proposed project consists of one mixed-use building with 2 levels of parking and 4 levels of apartments. The building has 3,800 square feet of commercial space and 117 2-bedroom and 59 1-bedroom apartments for a total of 176 units and a height of 66 feet 6 inches. The parking is proposed at 303 total stalls for a ratio 1.72 stalls per unit. The city is intending to upgrade Main Street from 3900 South to Central Avenue to include curb, gutter, sidewalk, street lighting, parallel parking and 2 travel lanes in an 80-foot right-of-way.

Project Characteristics and Requirements		
	M Zone	**Project**
Height	72 feet	66 feet 6 inches
Front Yard Setback	10 feet	10 feet
Side Yard Setbacks	20 feet	20 feet
Rear Yard Setback	20 feet	20 feet
Minimum Lot Area	20, 000 sf	83,635.2 sf (1.92 acres)
Max Lot Coverage	80 % of site	67%
Minimum Height	2 stories	6 stories

Building Design and Height. The applicant is proposing a contemporary building design that will establish a defining presence along Main Street. The project is designed to comply with the minimum depth and frontage requirements for mixed use development and general use projects in the MD zone.



Special Regulations for MD Zones shall be as specified in the **Special Design Standards for the MD Zone 19.55.050**.

Open Space and Amenities – There will be open space areas provided in the front and rear areas of the building which can be used by residents as both open space and amenities.

Commercial uses – The development will have 3,800 square feet of commercial space covering 50% of the building's frontage where the ordinance requires 50%.

Parking – The development proposes 275 stalls for commercial and residential uses in the building. The total proposed parking ratio is 1.72 parking spaces per unit, inclusive of the commercial spaces. After review of the parking study prepared by Hales Engineering, the Planning Commission felt the parking was not sufficient based on information in the parking study which compared a similar project close to this site in Murray (Birkhill) which has a much higher parking ratio. The applicant has revised the site plan to meet that 1.7 ratio.

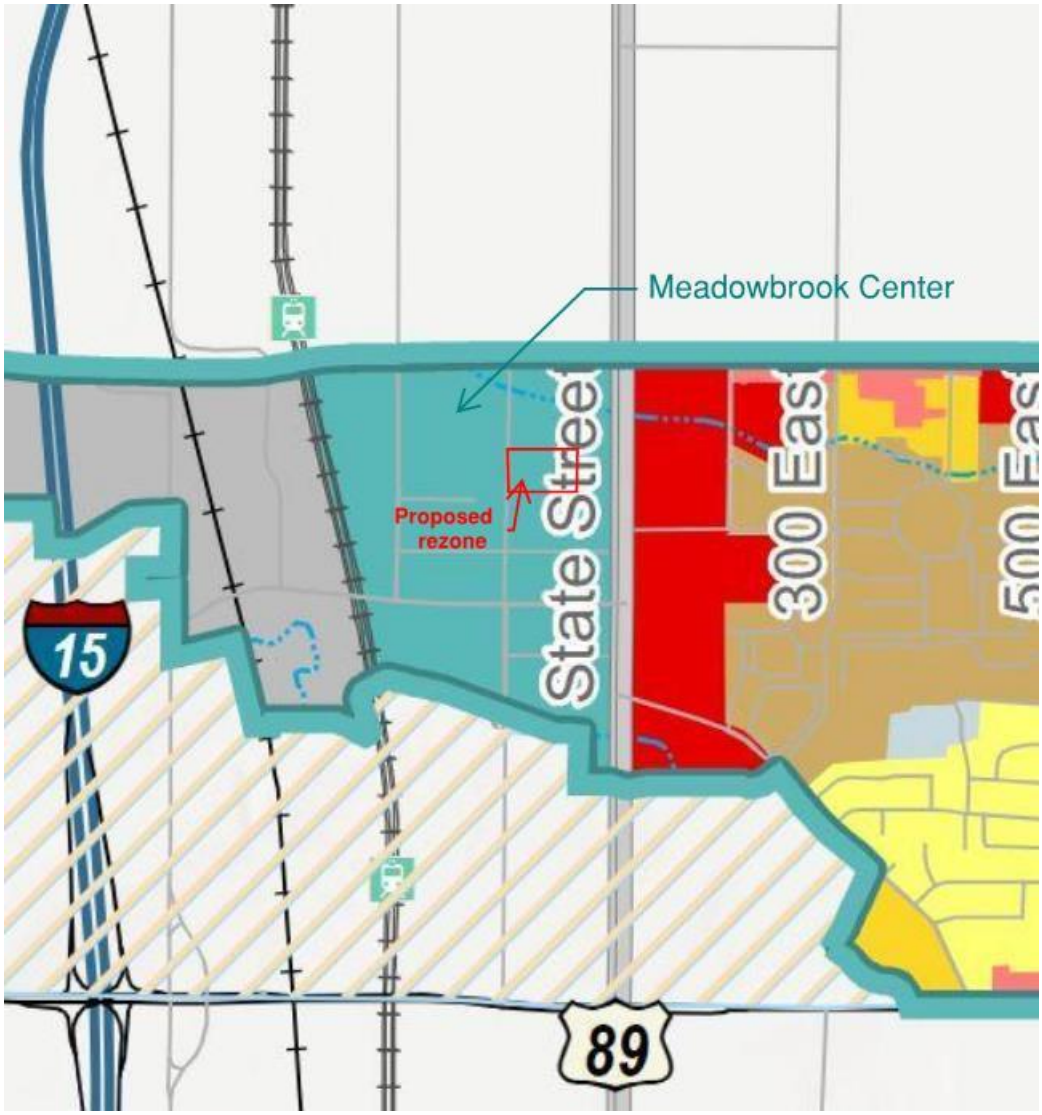
19.55.050 Special Design Considerations for the MD Zone

In order to meet the purposes of this chapter the Planning Commission shall consider the following prior to approval of any plan:

1. Lots may be accumulated to provide the minimum lot area. Individual lots with an area smaller than the minimum lot area are not suitable for a mixed development.
2. The development shall provide on-site amenities and appropriate buffering to adjacent properties and uses.
3. Safe access shall be provided within the site and to public streets.
4. Residential uses shall include some commercial uses along the public street or be constructed in a manner to allow for future commercial uses on the first floor (convertible space).
5. Uses adjacent to Big Cottonwood Creek shall include a usable open space buffer area next to that creek, defined as the flood plain setback or 30' as a minimum. Such areas are recommended for a trail system.
6. Signs are limited to signs located on the building, low profile signs not exceeding 5' in height, and temporary A-frame signs. Size, locations, and number limitations are defined in MKZ 19.82.

GENERAL PLAN

This site falls within the Meadowbrook Center Area in the future land use plan. "Meadowbrook is an area where a greater mix of uses, ***including significantly more residential use***, is desired and is supported by effectve transit connections. Development within Meadowbrook will generally be more intense than found in areas surrounding the center. Development in Meadowbrook is intended to be mid-rise in scale. Parking is typically located off street and internal to the development site, although on street parking is essential to a complete street. " Millcreek Together, p. 52, emphasis added)



MEADOWBROOK CENTER	***Primary:*** Diverse mix of uses, including multifamily condominiums or apartments, office, retail, and restaurants. ***Secondary:*** Cultural and public facilities, health services, plazas, squares, pocket parks, community gardens, and other gathering spaces. Flex uses are also appropriate in this area. (See Glossary page 116 for Flex definition).	Building heights range from 2 - 6; however, there is potential for increased heights depending on proximity to transit stops and major streets.	• Intended to develop as a concentrated and dense mix of uses. • Scaled to create a functional, walkable, pedestrian-friendly urban environment with public gathering spaces. • Vertical and horizontal mix of uses that integrates high density residential units with retail, commercial, office and restaurant uses. • Sited adjacent to major regional roadways and potential future transit facilities. • Promote cohesive urban design with consistent development standards.

The Millcreek Together general plan identifies essential questions at the end of each chapter of the plan. These questions will help the community councils, planning commission, and city council make findings as they make a decision regarding a zoning map amendment, development agreement, or city initiative.

Unique Neighborhoods

Does the project…

Support adopted and relevant small area and neighborhood plans? Yes. This is part of the Meadowbrook Center in the general plan which calls for higher density housing near transit stations.
Encourage additional investment or reinvestment in neighborhoods? Yes. There needs to be a starting point for investment to encourage reinvestment in this area. This is part of that starting point.
Positively contribute to a diversity of affordable housing choices? Yes. This will provide new housing choices in this Meadowbrook Center area.
Stay within the existing mass, scale, and height of the immediate neighborhood? Yes, it meets the requirements for the Meadowbrook Center.
Support the redevelopment of blighted and/or underperforming properties? Yes. The three properties in this project currently house a variety of auto repair related businesses. This project will make these properties perform better in the current housing market.

Thriving Economy

Does the project …

Advance the Goals and Policies of the Economic Development Plan? Yes. By providing new housing in the area, it creates a population base for new retail and other businesses.
Create or enhance a built environment with amenities that will help attract new, skilled talent to Millcreek?Yes. Today's housing markets are attracting a younger population with new skills and talents for Millcreek.
Contribute to effective and efficient use of City resources? Yes. No new utilities are needed for this project but will add to the tax base to support those resources.
Result in construction and / or renovation that is compatible with the existing mass, scale, and height of the immediate neighborhood? Yes. The Meadowbrook Center plan call for higher densities in mass, scale and height in this neighborhood.

Vibrant Gathering Places

Does the project…

Support the overall focus of the Vibrant Gathering Places vision? Yes. As more of these types of projects occur in the area, it should be come more walkable with new cultural and public facilities.
Support the continued development/redevelopment of the City Center, Meadowbrook Center, or Village Centers? Yes. This is in the Meadowbrook Center.
Result in additional infill, development, or redevelopment of appropriate types in appropriate locations? Yes. This will be a major redevelopment of appropriate types of uses in this area.
Provide a range of opportunities for transportation access, interconnection of urban centers and enhanced demand and feasibility for multimodal transportation options? Yes. The project is within a half mile of the Meadowbrook TRAX station.
Result in well designed, well integrated and compatible development? Yes. This is the second of this type of project which will continue to add to the design and compatibility of development in the area.
Include, result in or support the creation of new or enhanced places for community interaction? Yes. More residents mean more interaction and more opportunities to create new gathering places.

Result in places that are inclusive, adaptable, sustainable and resilient? Yes. This goes along with the previous question.

Great Connections

Does the project…

Specifically contribute in any way to enhanced transit? Yes. The project is within a half mile walking distance to the Meadowbrook TRAX Station.
Contribute to enhanced non-motorized transportation systems, connections with them or their use? Yes. By being that close to the TRAX station, enhanced walkability and use of bikes and overall active transportation will result.
Result in fiscally sustainable additions or other changes to the transportation network? This project will be part of the improvements to Main Street including additional on-street parking improvements.
Have a positive impact on walkability? Yes. The close vicinity to the TRAX station and the Jordan River will add to walkability.

Health and Environment

Does the project…

Support the overall focus on the Health and Environment theme? Yes. This project will begin to add to the walkability and active transportation options in the area.
Incorporate green building principles? Inclusion of green principles can be part of the development agreement.
Enhance pedestrian connectivity in Millcreek? Walkability has already been noted in other sections.
Protect or expand Millcreek's urban tree canopy? Inclusion of specific street tree types will help this.

Outdoor Lifestyle

Does the project…

Contribute to the connectivity within and between neighborhoods, particularly for walkability, access to multimodal transportation alternatives, and contribution to the feasibility of alternative modes? Yes as already discussed in other sections.

COMMUNITY COUNCIL RESPONSE

On Tuesday, April 2, 2019, the Millcreek Community Council voted to deny the rezone due to a lack of adequate parking by a vote of 9 to 1. The council did not feel the parking study was adequate for this site.

PLANNING STAFF ANALYSIS AND FINDINGS

Planning staff finds that the proposed rezone is in keeping with the intent of the Millcreek Together General Plan and the MD zone. This project should comply with the City's development standards and MD design standards. The project also has the support of the Millcreek Economic Development Department. (See attached letter) The original site plan has been revised to meet the Planning Commission's recommendation on parking.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the proposed rezone, subject to a development agreement that restricts the development to a mixed-use development as described in this staff report with the following:

1. Parking be provided at a ratio of 1.7 stalls per unit in the podium parking structure.
2. The building be no more than 66'6" high as presented.
3. Provide 6,800 square feet of commercial space across 100% of the building frontage. (The site plan has been revised to meet the parking ratio with 3,800 square feet of commercial space across 50% of the building frontage.)
4. The building be designed as represented in the application.
5. Setbacks shall be as shown on the site plan.
6. Install improvements to Main Street per Millcreek Engineering design.
7. Provide landscaping per Chapter 19.77 of the Millcreek Zoning Ordinance to include suitable street trees, street furniture and lighting along the frontage.
8. Incorporate green building principles in the project.

Attachments:

Rezone application
Building and site plans
Parking study
Economic Development letter of support

Planning Services
3330 South 1300 East • Millcreek, Utah 84106
Phone: (801) 214-2750
Millcreek.us

File #

Land Use & Development Application

Zone: M-Light Manufacturing Community Council: _____ Planner: _____

Parent File #: _____ Date: _____

Property Address: ~~3975~~ 3999 South Main ST. Millcreek UT. Parcel #: 16131351005, 16131351006 16131351007

Name of Project MoDA Glenwood Property Acreage: 1.89

Please describe your request:

New Development:

- ☐ Conditional Use
- ☐ Permitted Use
- ☐ Subdivision # lots: _____
- ☐ PUD #lots: _____

Modify an Existing Development:

- ☐ Change Conditions of Approval
- ☐ Change the Site Plan
- ☐ Condo Conversion
- ☐ Lot Consolidation
- ☐ Lot Line Adjustment
- ☐ Mobile Store
- ☐ Signs
- ☐ Billboards

Other:

- ☐ Exception Request
- ☐ General Plan Amendment
- ☐ GRAMA (Records Request)
- ☐ Land Use Hearing
- ☐ Non-Conforming
- ☐ RCOZ Appeal (Option C)
- ☐ Research Request
- ☒ Re-zone
- ☐ Right-of-Way Improvement Permit
- ☐ Vacate a Street

Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____
(or provide driving directions to property):

APPLICANT'S NAME:

First: Jake Last: Wood Initial: _____

Address: 1148 W. Legacy Crossing blvd City: Centerville State: UT Zip: 84014

Phone: _____ Cell: 919.619.3451 Email: Jake@jfCapital-Com

Property Owner(s):

First: Jf Properties, LLC Last: _____ Initial: _____

Address: 1148 W. Legacy Crossing blvd. City: Centerville State: UT Zip: 84014

Phone: _____ Cell: 801.335.8500 Email: _____

Professional(s): ☐ Engineer ☒ Architect ☐ Other

Company: The Richardson Design Partnership Contact: Eric Hansen

Address: 510 South 600 East City: SLC State: UT Zip: 84102

Phone: 801.355.6868 Cell: 801.822.3271 Email: ehansen@trdp.com

**NOTE: all correspondence will be sent to the applicant's address:*

To facilitate the land use notice and review process, the undersigned hereby authorize the City to reproduce this application and all documents attached to the application for staff, officials, and the interested public:

Applicant's Signature: _____ Date 3/12/2019

Planning Services
3330 South 1300 East, Millcreek, Utah 84106
Phone: (801) 214-2750
Millcreek.us

File #

AFFIDAVIT – Property Owner

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we) Owen Fisher being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at:

3975 - 3999 South Main Street Millcreek, UT.

My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of Re-Zone and that I (we) consent to the statements and information provided in the attached plans and exhibits and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner _____

Property Owner JF Glenwood, LLC

Subscribed and sworn to me this 15th day of January, 20 19.

Notary Public
KAILA JOHNSON
Commission #688916
My Commission Expires
April 25, 2020
State of Utah

Notary: _____
Residing in Salt Lake County, Utah



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT

CONCEPTUAL EXTERIOR DESIGN

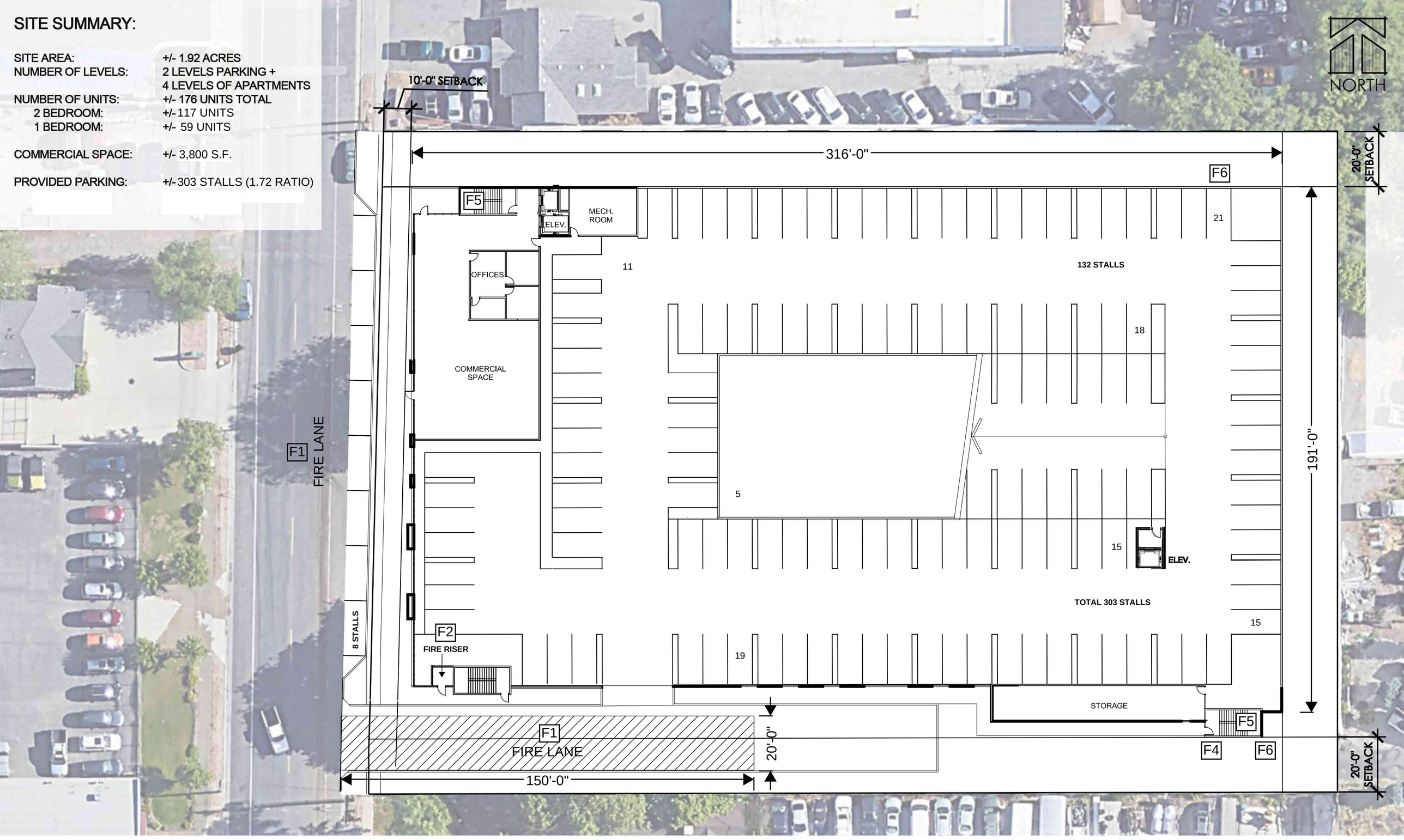
03.04.2019

JF CAPITAL®

THE RICHARDSON DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM

SITE SUMMARY:

SITE AREA:	+/- 1.92 ACRES
NUMBER OF LEVELS:	2 LEVELS PARKING + 4 LEVELS OF APARTMENTS
NUMBER OF UNITS:	+/- 176 UNITS TOTAL
2 BEDROOM:	+/- 117 UNITS
1 BEDROOM:	+/- 59 UNITS
COMMERCIAL SPACE:	+/- 3,800 S.F.
PROVIDED PARKING:	+/- 303 STALLS (1.72 RATIO)



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT

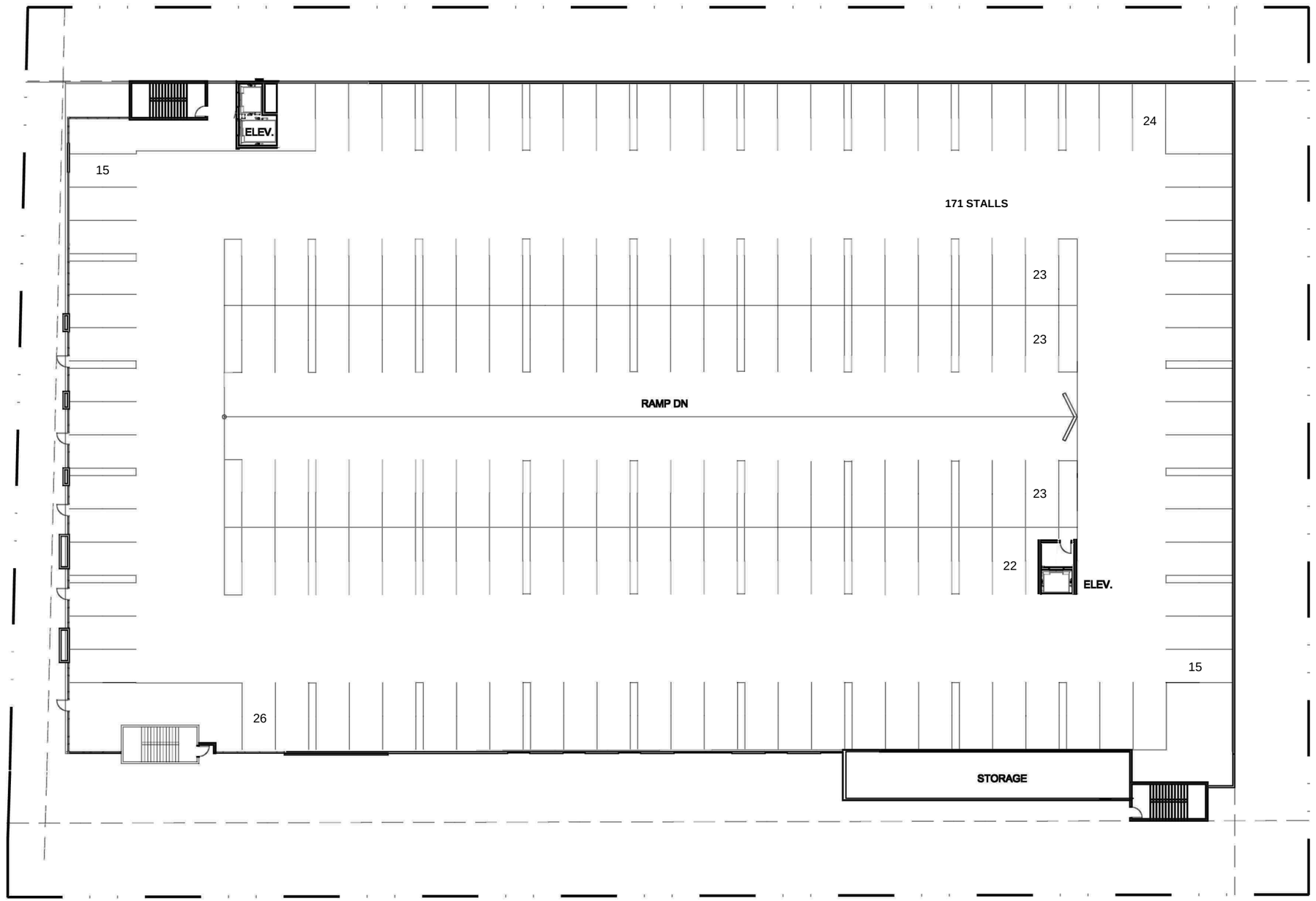
CONCEPTUAL PLANS | SCALE: 1" = 30' | MAIN LEVEL | 03.04.2019

JF CAPITAL®
THE RICHARDSON DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM

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NORTH



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT

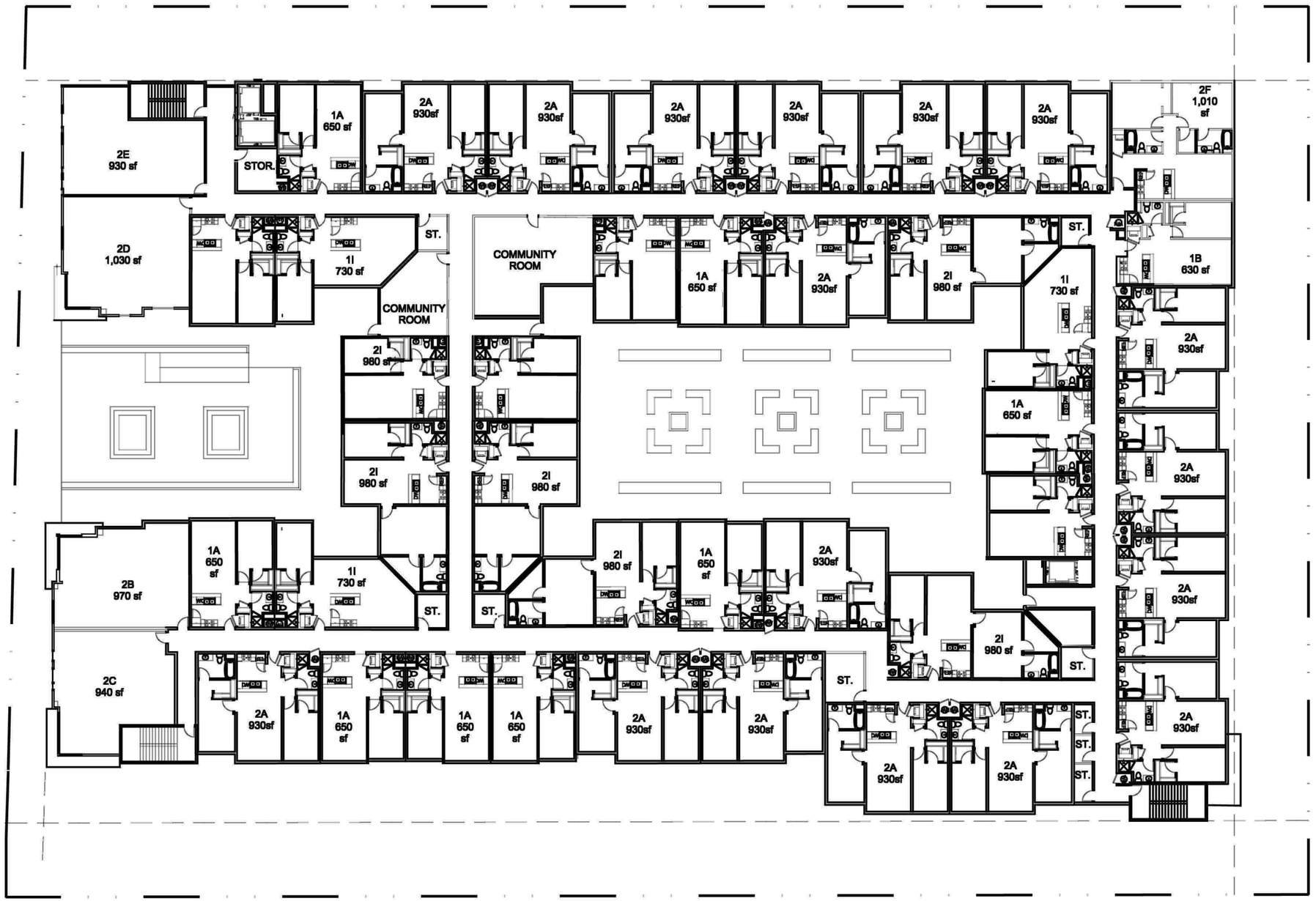
CONCEPTUAL PLANS | SCALE: 1" = 30' | LEVEL 2 | 03.04.2019

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NORTH



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT

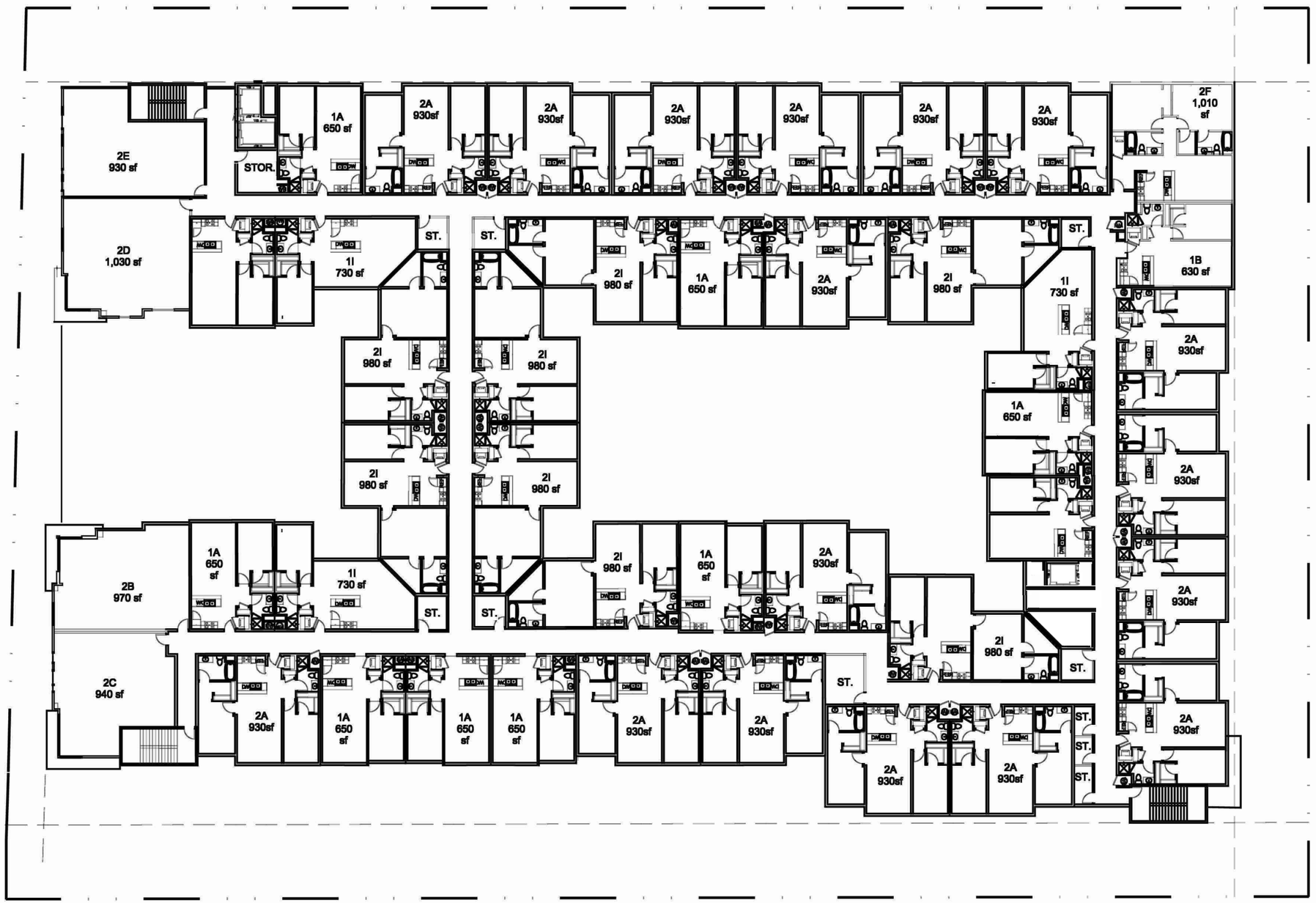
CONCEPTUAL PLANS | SCALE: 1" = 30' | LEVEL3 | 03.04.2019

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NORTH



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT

CONCEPTUAL PLANS | SCALE: 1" = 30' | LEVEL4 (TYP.) | 03.04.2019

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MEMORANDUM

Date: March 11, 2019

To: Millcreek City

From: Hales Engineering

Subject: Millcreek Moda Woodbury Flex Parking Study Update

UT18-1286

This memorandum discusses the parking study completed for the proposed Moda Woodbury Flex development located in Millcreek, Utah. The study identifies the Millcreek City parking rates and details a time-of-day parking demand analysis to find the recommended parking demand for the complex. This serves as an update to the original parking study completed in August 2018.

Project Description

The proposed Moda Woodbury Flex project is located on the east side of Main Street at approximately 4000 South in Millcreek, Utah. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The development will consist of the following uses:

- 176 apartment units:
  - 59 one-bedroom units
  - 117 two-bedroom units
- 6,800 square feet of commercial

The proposed site plan calls for 275 parking stalls on site. The project is located within a half-mile of the Meadowbrook TRAX station.

Millcreek City Parking Code

The Millcreek City code specifies parking rates for various land use types. According to section 19.80.040 of the code, the city requires the following parking for the project uses:

- Apartments:
  - One-bedroom: 1.5 parking stalls per unit + 0.33 guest stalls per unit
  - Two-bedroom: 2 parking stalls per unit + 0.33 guest stalls per unit
- Commercial: 1 stall per 400 sq. ft. (2.5 stalls per 1,000 sq. ft.)

Based on these rates, Hales Engineering calculated the total required parking stalls for the project, as shown in Table 1. As shown, 398 parking stalls are required based on Millcreek City parking rates.

Table 1: Parking Requirements – Millcreek City

Millcreek City Code				
Land Use	Intensity	Units	Rate	Stalls
Apartment (1-bed)	59	units	1.83	108.0
Apartment (2-bed)	117	units	2.33	272.6
Commercial	6.8	1,000 sq. ft.	2.5	17.0
TOTAL				398
Source: Section 19.80.040 of Millcreek City Code				



Figure 1: Vicinity map of the project in Millcreek, Utah

ITE Parking Generation

Hales Engineering referred to the Institute of Transportation Engineers (ITE), *Parking Generation*, 5th Edition, 2019 to determine the parking that would be needed for the proposed project. ITE has a land use category specific to a mid-rise (3 to 10 stories) multi-family development within a half-mile of transit. The suggested parking by ITE for the residential and commercial land uses for the project is shown in Table 2. As shown, based on 85th percentile ITE rates, approximately 250 parking stalls would be sufficient for this site.

Table 2: ITE Parking Generation

ITE Parking Generation							
ITE LU	Land Use	# of Units	Setting / Location	Average		85th %	
				Rate	#	Rate	#
221	Mid-rise Multi-family	176	Within 1/2 mile of Rail Transit	1.12	**198**	1.27	**224**
820	Shopping Center	6.8	General Urban/Suburban	1.95	**14**	3.68	**26**
TOTAL					**212**		**250**
Source: ITE Parking Generation, 5th Edition, 2019							

Parking demand can vary throughout the day depending on land use. This provides opportunity for shared parking use when and a development has land uses with offsetting peak times. Hales Engineering performed a time of day analysis of the parking demand for the proposed Moda Woodbury Flex apartments based on ITE parking rates and ITE time-of-day percentages. Table 3 shows a summary of time-of-day parking demand.

As shown, the peak parking demand during the day when considering shared use between the apartments and commercial space is anticipated to be approximately 214 stalls based on ITE rates. However, overnight the apartment units will need the full anticipated demand. Therefore, based on ITE rates and methodologies, approximately 224 stalls would be needed for this project.

Data Collection

Hales Engineering has collected parking demand data at several multi-family developments in the Salt Lake Valley. A summary of this data collection is shown in Appendix B. The following is a summary of the average parking demand rates for multi-family developments adjacent to transit or with podium parking:

- Multi-family adjacent to transit: 1.49 stalls per unit
- Multi-family with podium parking: 1.17 stalls per unit

Table 3: Time of Day Distribution

Time	Demand		Time-of-Day Percentages		Total
	Apartments	Commercial	Apartments	Commercial	
6:00 AM	206	0	92%	0%	206
7:00 AM	166	1	74%	5%	167
8:00 AM	143	5	64%	18%	148
9:00 AM	112	10	50%	38%	122
10:00 AM	90	18	40%	68%	107
11:00 AM	90	24	40%	91%	113
12:00 PM	90	26	40%	100%	116
1:00 PM	90	25	40%	97%	115
2:00 PM	90	25	40%	95%	114
3:00 PM	90	23	40%	88%	112
4:00 PM	99	20	44%	78%	119
5:00 PM	132	16	59%	62%	148
6:00 PM	155	17	69%	64%	171
7:00 PM	148	20	66%	77%	168
8:00 PM	168	18	75%	70%	186
9:00 PM	172	11	77%	42%	183
10:00 PM	206	8	92%	30%	214
11:00 PM	211	3	94%	10%	213

As shown, it has been observed at other multi-family developments that parking demand is less when the development is near transit and/or if the site features podium parking. Both of these apply to the proposed Moda Woodbury project. Therefore, it is anticipated that the site will experience less parking demand than a general multi-family development. Assuming a parking rate of 1.17 stalls per unit, the project would require approximately 206 parking stalls for the residential units. Assuming that the commercial space has the City-required 17 stalls, this would be 223 total parking stalls.

Recommendation

Millcreek City code requires the Moda Woodbury site to have at least 398 parking stalls. However, other data from ITE and other local developments suggest that less parking is needed. Based on ITE, approximately 224 parking stalls would be needed. Local data suggests that as little as 223 parking stalls are needed.

Therefore, based on ITE rates and local data, it is anticipated that the planned 275 parking stalls will be sufficient for anticipated demand of the project.

Study Summary

Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Millcreek Moda Woodbury Flex development in Millcreek, UT.

- The proposed development will consist of 59 one-bedroom apartments, 117 two-bedroom apartments, and 6,800 square feet of commercial space.
- Based on **Millcreek City Code** section 19.80.040, 398 stalls will be required for the development for both residential and commercial uses**.**
- Based on **ITE Parking Generation**, it is anticipated that the apartments will require approximately 224 stalls and the commercial will require approximately 26 stalls for a total of 250 stalls
    - When considering **time-of-day distributions** and shared use, it is anticipated that a maximum of 224 stalls will be needed on-site, as the commercial uses will not need parking overnight.
- **Local parking data collection** at sites in the Salt Lake Valley suggest parking rates between 1.17 and 1.49 stalls per unit for developments with nearby transit and/or podium parking. Assuming a rate of 1.17 stalls per unit and 17 stalls for the commercial space, approximately 223 parking stalls would be needed.
- It is anticipated that the proposed 275 parking stalls will be sufficient for the anticipated parking demand on-site.

If you have any questions regarding this memo, please contact us at 801.766.4343.

APPENDIX A

Site Plan

SITE SUMMARY:

SITE AREA:	+/- 1.92 ACRES
NUMBER OF LEVELS:	2 LEVELS PARKING + 4 LEVELS OF APARTMENTS
NUMBER OF UNITS:	+/- 176 UNITS TOTAL
2 BEDROOM:	+/- 121 UNTIS
1 BEDROOM:	+/- 55 UNITS
COMMERCIAL SPACE:	+/- 6,800 S.F.
PROVIDED PARKING:	+/- 275 STALLS
RESIDENTIAL:	+/- 247 STALLS (1.4 RATIO)
COMMERCIAL:	+/- 28 STALLS



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT

CONCEPTUAL PLANS

MAIN LEVEL

01.31.2019

JF CAPITAL®

THE RICHARDSON DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM

APPENDIX B

Parking Data Collection

Transit Friendly Parking Rates

Birkhill Apartments

The Birkhill apartments are located at 16 Gilbride Avenue, Murray, Utah within the Salt Lake Valley, and consist of 202 units (see Figure 16). During our data collection, it was observed that 250 parking stalls were occupied, 117 were empty and there were 26 garages with 2 vehicles in the driveways and 64 vehicles parking adjacent to the curb within or near the complex. The project appears to be over-parked as 65 additional units are under construction and will be rented by Aug. 2014. The Murray North (4400 South) TRAX Station is located nearby along with the 200, 205, 45, 47 and 228 bus lines.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.87 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 2.48 stalls / occupied unit



Figure 16: Birkhill Apartments - Murray, Utah

Due to the current construction of 64 additional units (and no additional parking stalls) at the Birkhill apartments, this location was not used in the average rate calculation of "Transit Friendly" sites. Parking conditions will change as the units become available, so the parking rates here would not reflect the actual conditions.

21 and View Apartments

The 21 and View apartments are located at 2070 South View Street, Salt Lake City, Utah within the Salt Lake Valley, and consist of 29 units (see Figure 17). During our data collection, it was observed that 38 parking stalls were occupied, 10 were empty and there were no garages and 0 vehicles parking adjacent to the curb within or near the complex. Although curb parking was occupied, it appeared to be used by the adjacent restaurant. The 220, 21, and 213 bus lines run near the site and the end of the street car line is a few blocks away.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 1.66 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.36 stalls / occupied unit



Figure 17: 21 and View Apartments - South Salt Lake, Utah

Brickstone Apartments

The Brickstone apartments are located at 220 East 3300 South, South Salt Lake, Utah within the Salt Lake Valley, and consist of 100 units (see Figure 18). During our data collection, it was observed that 76 parking stalls were occupied, 84 were empty and there were 60 garages and 0 vehicles parking adjacent to the curb within or near the complex. The manager estimated that approximately 50% of the garages were used for parking and the other 50% were used for storage. The Millcreek (3300 South) TRAX station is about 0.65 miles to the west and the 200, 205, and 33 bus lines run near the development.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.20 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.40 stalls / occupied unit

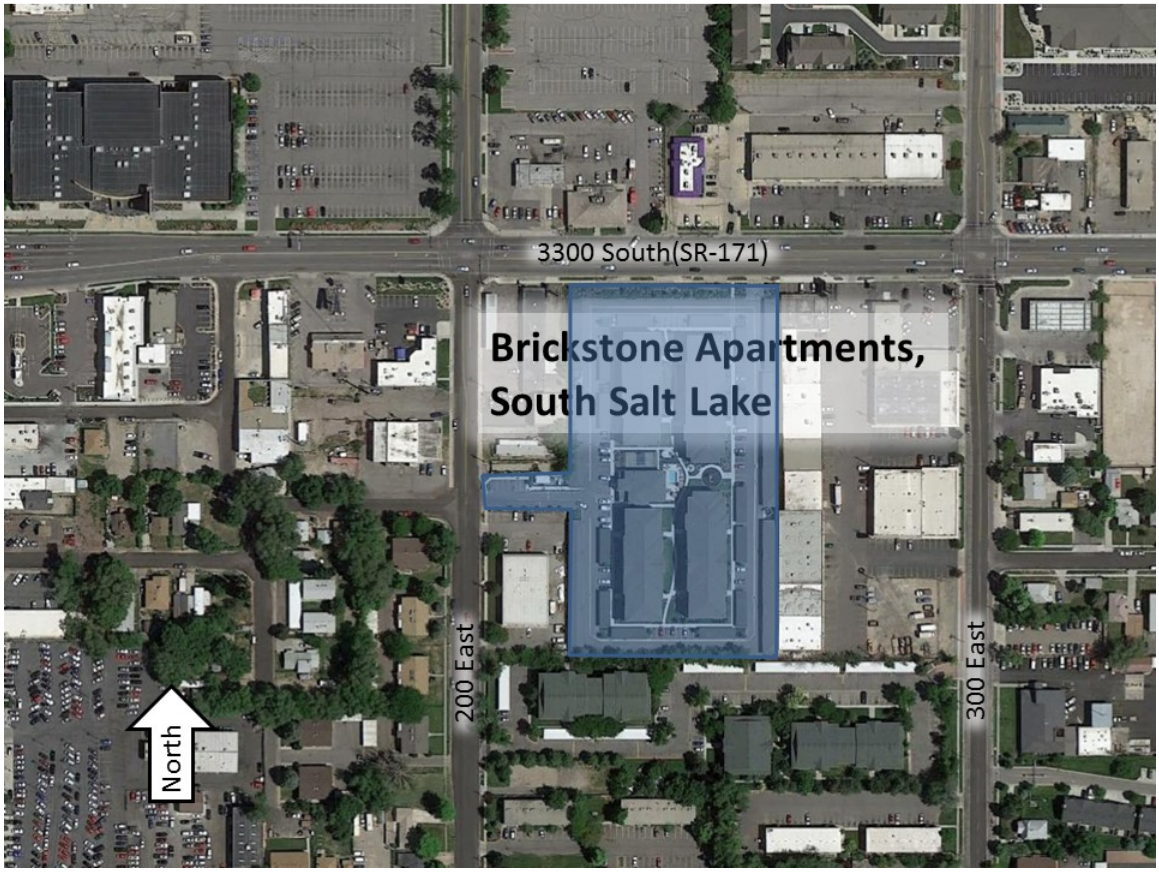


Figure 18: Brickstone Apartments - South Salt Lake, Utah

2550 South Main

The apartments at 2550 South Main, South Salt Lake, Utah are located within the Salt Lake Valley, and consist of 112 units (see Figure 19). During our data collection, it was observed that 78 parking stalls were occupied, 24 were empty and there were 68 garages with 34 vehicles parked in the driveway outside of the garage. There were 10 vehicles observed parking on-street adjacent to the complex. The 200 bus line runs near the development. The Central Pointe (2100 South) TRAX station is located less than a mile away.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.13 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.71 stalls / occupied unit



Figure 19: 2550 South Main - South Salt Lake, Utah

"Transit Adjacent" Data Collection Summary

The following demand at the various "Transit Friendly" apartment complexes was calculated:

21 and View parking demand = 1.36
Brickstone parking demand = 1.40
2550 South Main parking demand = 1.71
1.49 Average parking demand / occupied unit (3)

Multifamily with Podium Parking Data Collection Summary

Hales Engineering collected parking demand data at two podium parking multifamily developments on Tuesday, June 19, 2018 at the following two apartment developments in the Salt Lake Valley:

- Element 31: 1243 East Brickyard Road, Salt Lake City
- Artesian Springs: 4197 South Main Street, Millcreek

Element 31 has 208 dwelling units and is not located near any major transit lines. Part of the Element 31 parking is shared with an adjacent office building during the day.

Artesian Springs has 378 dwelling units and is located approximately one quarter-mile from the Murray North TRAX station.

Parking demand data were collected at these locations between 12:00 a.m. (midnight) and 4:00 a.m. to determine peak parking demand. Vehicles were counted in the parking areas and on the adjacent streets (if any) to determine total demand.

The following conclusions were made for Element 31:

1. Supply (striped parking stalls on-site) = 2.60 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.17 stalls / occupied unit

The following conclusions were made for Artesian Springs:

1. Supply (striped parking stalls on-site) = 1.18 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.17 stalls / occupied unit

Millcreek Economic Development
Mike Winder, Director
Nicole Chidester, Assistant

Millcreek Offices
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
www.millcreek.us

April 8, 2019

Dear Mayor, City Council, and Planning Commissioners,

The Millcreek Economic Development Department has reviewed the proposal by JF Glenwood, LLC for their plans at 3999 South Main Street. **We strongly encourage SUPPORT of the rezone and moving this project forward** for the following reasons:

- Beyond the required 50% storefront commercial, this project is doing 100% storefront commercial, adding to the economic vitality of the area.

- There will be 6,800 sf of retail that is likely to accommodate five unique storefronts. These may be mini-markets, cafes, or other retail to help rectify the urban food desert that Main Street in Millcreek currently experiences.

- The commercial potential advances the goals and policies of the Economic Development Plan.

- The assessed value of those properties today is $1,535,400; however, with the addition of this $40 million-dollar mixed-use structure, the taxable value increases exponentially. This results in a significant contribution to the Community Reinvestment Agency of Millcreek, as the area is already set up in an Urban Reinvestment Area (URA). Tax increment coming from this project will be used to enhance Main Street in Millcreek over the next 17 years of the URA's life.

- This area is one of two Millcreek census tracts that are within a federal Opportunity Zone, and this investment further encourages others to take advantage of this tool.

- It is only a nine-minute walk along Main Street from Big Cottonwood Creek (Murray/Millcreek border) to 3900 South (Millcreek/South Salt Lake border). This project is an essential piece to help make Main Street Millcreek a walkable, commercially vibrant district. Other projects completed or under construction (Artesian Springs, Moda Meadowbrook, The Front gym) combined with this and other potential mixed-use projects on that street will add greatly to the tax base and livability of this part of Millcreek.

Sincerely,

Mike Winder
Economic Development Director

MILLCREEK, UTAH
ORDINANCE NO. 19-21

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3244 S., 3260 S., 3261 S., 3273 S., 3280 S. AND 3290 S. 1000 E. FROM THE C-2 (COMMERCIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL)

WHEREAS, the Millcreek Council ("Council") met in regular session on June 10, 2019, to consider among other things, an ordinance rezoning certain property located at 3244 S., 3260 S., 3261 S., 3273 S., 3280 S. and 3290 S. 1000 E. from the C-2 (Commercial) to R-1-6 (Single-family Residential); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-9a-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on May 3, 2019, the required notice for the public hearing was published; and

WHEREAS, on May 15, 2019, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on May 15, 2019, the planning commission held the required public hearing with respect to this rezone and recommended approval of the proposed rezone; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on June 6, 2019 the Council caused the required notice to be given; and

WHEREAS, on June 10, 2019 the Council considered the rezone during a public meeting; and

WHEREAS, Section 19.06.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek City; and

WHEREAS, Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, be it ordained by the Council that the property described in File # ZM-19-010 filed by Millcreek City located at 3244 S., 3260 S., 3261 S., 3273 S., 3280 S. and 3290 S. 1000 E. from the C-2 (Commercial) to R-1-6 (Single-family Residential) such property being more particularly described as follows:

16-29-330-050

BEG W 33 FT & N 249.96 FT FR SE COR LOT 2, BLK 28, TEN AC PLAT A, BIG FIELD SUR; N 50 FT; W 93.5 FT; S 50 FT; E 93.5 FT TO BEG. ALSO BEG 126.5 FT W & 250.36 FT N FR SE COR LOT 2, SD BLK 28; N 31.8 FT; W 3 FT; N 17.8 FT; W 82 FT; S 17.8 FT; W 43 FT; S 31.8 FT; E 128 FT TO BEG. 0.23 AC M OR L.

16-29-330-042

COM 33 FT W & 199.96 FT N FR SE COR LOT 2 BLK 28 10 AC PLAT A BIG FIELD SUR N 50 FT W 93.5 FT S 50 FT E 93.5 FT TO BEG 0.1 AC

16-29-330-043

BEG 33 FT W & 149.96 FT N FR SE COR LOT 2, BLK 28, TEN AC PLAT A, BIG FIELD SUR; N 50 FT; W 93.5 FT; S 50 FT; E 93.5 FT TO BEG 0.11 AC M OR L

16-29-330-044

BEG 33 FT W & 99.96 FT N FR SE COR LOT 2 BLK 28 10 AC PLAT ABIG FIELD SUR N 50 FT W 93.5 FT S 50 FT E 93.5 FT TO BEG 0.1AC.

16-29-330-060

COM 15 FT E & 200 FT N FR SW COR LOT 1 BLK 28 10 AC PLAT A BIG FIELD SUR E 75 FT N 50 FT E 90 FT N 37.1 FT W 165 FT S 87.1 FT TO BEG 0.22 AC

16-29-330-070

COM 15 FT E & 115 FT N FR SW COR LOT 1 BLK 28 10 AC PLAT A BIG FIELD SUR N 85 FT E 75 FT S 85 FT W 75 FT TO BEG 0.14 AC

BE IT FURTHER ORDAINED, that pursuant to Section 19.06.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 19.06.020.

This Ordinance, assigned no. 19-21, 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 10th day of June, 2019.

MILLCREEK COUNCIL

By:_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-21, AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3244 S., 3260 S., 3261 S., 3273 S., 3280 S. AND 3290 S. 1000 E. FROM THE C-2 (COMMERCIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL)
was passed and adopted the ____ day of _____2018 and certifies that copies of the foregoing Ordinance 19-21 were posted in the following locations within the municipality this ____ day of _____, 2018.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

3330 South 1300 East
Millcreek, UT 84106
801-214-2700
millcreek.us

File # ZM-19-003

City Council Staff Report
Second Reading

Meeting Date: **June 10, 2019**
Applicant: **Byron Goates**
Property Address: **3999 S 500 E**
Parcel IDs: **16314760010000, 16314760020000**

Request: Rezone from R-2-10 to R-1-3 subject to a development agreement for 2 new single-family homes located at 3999 S 500 E Delno Dr.

Zone: **R-2-10**

Community Council: **Millcreek**

Prepared By: **Erin O'Kelley**

SYNOPSIS AND SCOPE OF DECISION

The applicant would like to rezone the current property from R-2-10 to R-1-3. The intent of this re-zone is to create 3 duplexes on the property with 6 dwellings total. Each dwelling will have it's own driveway, shall be two stories, and have a 15 ft backyard/patio.

Existing Zoning	Existing Land Use	Surrounding Uses and Zones	Site Improvements	Parcel ID	Size of Property
R-2-10	Single Family	Single Family Duplex	Landscaping, curb, sidewalk, gutter, new housing	16314760010000, 16314760020000	.52 Acres

Per **§19.90.010** of the Millcreek Code, the Millcreek City Council may amend the number, shape, boundaries, or area of any zone or any regulation within any zone. Zone changes shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the planning commission. Staff is recommending that this rezone be subject to a development agreement.

SITE & VICINITY DESCRIPTION

Figure 1: Street View



Figure 2: Zoning map



The applicant's properties for the the project are directly adjacent to R-2-10 zones some of them being used as duplexes some of them as single-family. There is a large apartment complex North West of the property and the property across

the street is defined under the tax assessor data as 50+ units classification on 4.5 acres. The density for this property comes to roughly 165 per acre.

All of the uses surrounding this property are residential. From the feedback staff has received from multiple nearby residents the families living in this neighborhood have younger children, that attend the elementary school located just down the street on 500 E.

Delno Dr. is the street that will service all of the proposed homes.



Looking down Delno Dr. from 500 E. Subject property is to the right.

The asphalt portion of this street is roughly 27 feet. The shoulders of the street are just dirt, there is curb sidewalk and gutter along 500 E, but not along this protion of Delno Dr.



Further down Delno Dr at the end of the the subject property (which is to the right of this perspective).

Further down Delno Dr. ther is rolled curb with landscaping and cut asphalt and concrete driveways which survice the single family/duplexes built in the 1950s. At this point the street widens slightly from curb to curb to about 30 feet.



Subject property that sits facing 500 E.

The single-family house on the parcel ending in 60010000 was built in 1950 and has been lived in since then. The landscaping has not been maintained to city standards especially along Delno Dr.



Subject property that sit facing Delno Dr.

The second property that the applicant has purchased has parcel number ending in 60020000, is a slightly newer single-family home with rolled curb and concrete driveway.

With the location of these properties and width/condition of Delno Dr. this property does not support any on street parking, however the current properties can meet off-street parking requirements.

GENERAL PLAN CONSIDERATIONS

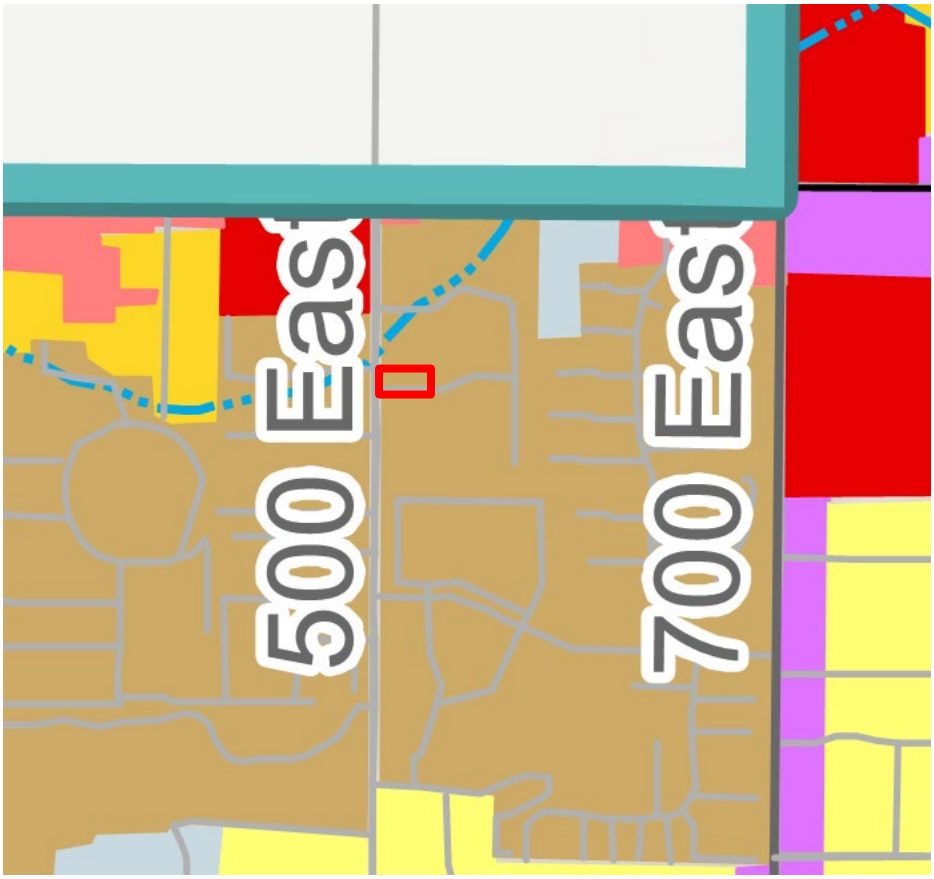


Figure 3. Future Land Use Map (Subject Property Outline in Red)

NEIGHBORHOOD 3	***Primary:*** Multifamily apartments or condominiums. ***Secondary:*** Townhomes or duplexes, neighborhood retail, restaurants, public facilities, senior services, parks, recreation facilities, community gardens, schools, and places of worship. Secondary uses should be along major corridors.	Typically 18 – 35 dwelling units per acre. Development in multifamily neighborhoods is generally between 3 to 4 stories and is located within a ¼ of a high-frequency transit stop (transit corridor or bus route that serves the corridor every 15 min. or less, or has overlapping bus routes).. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.	• A mix of higher density housing types located in areas that are proximate to retail, health and human services, schools, parks, employment, and public transit.

The Millcreek Future Land Use Map designates this neighborhood as Neighborhood 3. This classification allows for highest residential density but does not necessarily require that max density be utilized on every property.

The *Millcreek Together* General Plan identifies essential questions at the end of each chapter of the plan. These questions will help community councils, the planning commission, and the city council makes findings as they make a decision regarding a zoning map amendment, development agreement, or city initiative.

Realizing that not all these questions will be applicable to every decision, these questions should be considered as a tool to focus on and provide implementation of each them identified in the General Plan.

Unique Neighborhoods per The Millcreek General Plan page 34.
Does the project or initiative…

1. Support adopted relevant small area and neighborhood plans.
2. Encourage additional investment or reinvestment in the neighborhood?
3. Positively contribute to a diversity of affordable housing choices?
4. Stay within the existing mass, scale, and height of the immediate neighborhood.
5. Create options for new gathering areas or centers where possible?
6. Support the redevelopment of underperforming properties?
7. Enhance the connection of neighborhoods to trails, parks, recreation and open space?
8. Enhance cultural, historical, educational, and/or human services opportunities to support neighborhoods?

Page 16 of the Millcreek General Plan:

"Range of Density and Scale. It is important to note that the General Plan's upper limits in the Range of Density Scale and the Key Characteristics for each Category must not be interpreted as a presumption of right or entitlement by those planning to develop or redevelopment a property or group of properties. What constitutes an ultimately acceptable use, density, scale and key characteristics for a specific location is dependent on a robust public process, the guidance and goals provided by this General Plan and, most importantly, the current zoning ordinances."

Staff would like to use the above exhibit from the Millcreek General Plan. Scale, density, and use are not just determined by our future land use map but may be location specific. Not all properties under the same classification, such as neighborhood 3, will afford the maximum density offered in the zone. Our General Plan knows that some properties may be restricted by adjacent properties and that will determine their compatibility in the neighborhood.

PROJECT INFORMATION

8-Unit Multi-family development, 3 story - bedroom townhomes. The applicant plans to do a PUD application after they have completed their re-zone application.

Proposed Uses. Single-family townhomes.

Density. 6 units 1/3,000 sq ft

Site Layout. 6 dwellings on the property alternating between a 0 and 5 ft setback in between each dwelling.

Fencing: There will perimeter fencing between the properties to the South and to the East. The property line along 500 E and Delno Dr. will not be fenced.

Lighting: n/a

Landscaping: All designated open space will be landscaped, trees will also be planted between driveways of homes.

Access. All 6 townhomes will have their own driveway that is accessed off Delno Dr.

Dedication. n/a

Parking. All parking for units will be in the garage and driveways of each unit. There is no guest parking requirement in

the R-1-3 zone.

Open Space. No open space requirements for R-1-3 zones.

Building Design.

Height: 2 stories tall, 28 feet.

Setbacks: Side 5 ft unless attached to a dwelling on an adjacent lot, 20 ft front yard, 30 ft side yard facing 500 E, 15 ft rear yard.

Materials: Stucco with brick and wood architectural enhancements.

Massing: Standard residential, rectangular massing.

Unit Characteristics. Units will be 2-bedroom, upstairs patio in the front, private patio/backyard in the back, and 2 car garages.

Amenities. Private back yard for each unit.

Utilities and Waste Removal. All utilities will meet standards for a residence with individual ownership. There will be one point of excavation in the street to distribute utilities to each dwelling unit. Waste containers will be individual garbage receptacles for each individual unit.

Exceptions. The developer is not requesting an exception for this rezone.

Project Information Summary Table

Requirement	R-1-3 Zone Requirement	Proposed
Height	35 ft	2 stories
Density	1 unit per 3,000 sq ft lot	1 unit per 3,000 sq ft lot
Front Yard Setback	20 ft	20 ft
Side Yard Setback	20 ft on Corner, 5 ft Interior	20 ft on Corner, 5 ft Interior
Rear Yard Setback	15 Ft Minimum	15 Ft
Lot Width	25 Ft	35 Ft
Lot Area	3,000 sq ft	3,000 sq ft
Parking	2 Covered Garage	2 Covered Garage
Open Space	None Required	
Amenities	None Required	

COMMUNITY COUNCIL RESPONSE

At their meeting on February 5, 2019 the Millcreek Community Council recommended that:

Recommended denial of the project as is.
Recommended continuance of the project subject to site plan changes and that the applicant holds a neighborhood meeting with residence.

At their meeting on April 2, 2019 the Millcreek Community Council unanimously voted to:

Recommend approval of the project as is subject to the development agreement conditions created by staff. The Millcreek Community Council was happy about the applicant's use of solar and charging stations.

NEIGHBORHOOD RESPONSE

Neighborhood Meeting February 19, 2019:
Multiple residents have called staff to express concerns. Concerns already expressed are:

- Traffic, congestion of cars.
- Guest Parking
- Recreational Vehicles, Parking for Recreational Vehicles
- Children
- Additional cars for teenage drivers.

The applicant held another neighborhood meeting March 14, at 6:00pm at Millcreek City Hall. One property owner attended this meeting and seem to like the changes that had been made.

A letter to the Planning Commission from nearby property owners is disclosed in supplemental documents.

DEVELOPMENT AGREEMENT CONSIDERATIONS

Staff is recommending that this rezone be subject to a development agreement.

If approved for a rezone subject to a development agreement, this project may return to the Planning Commission for a conditional use permit approval. Per §19.84.060 of the Millcreek Code, All Conditional Use Permits run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. These reasonably anticipated detrimental effects can be addressed in a development agreement as well.

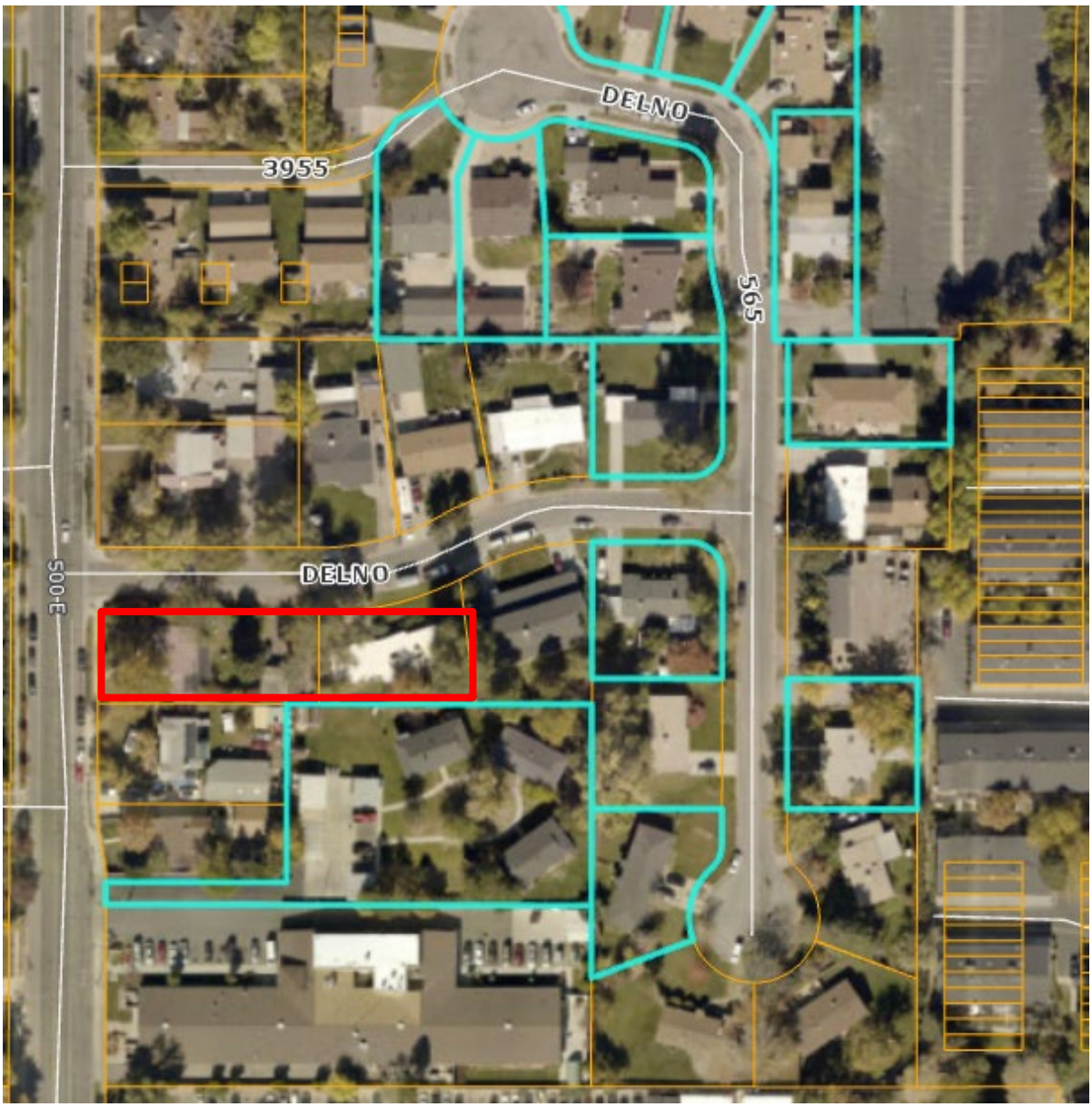
Staff recommend the development agreement include at a minimum the following:

1. Site plan, setbacks described.
2. Enhanced landscaping along public streets, trees are required as part of the landscape plan.

3. Materials outlined in exhibit are required especially along public facing streets.
4. Height of the structures cannot exceed 28 feet.
5. Arrangement if windows will be as indicated in exhibit.
6. Solar panels and charging stations are required as part of all units.

PLANNING STAFF ANALYSIS AND FINDINGS

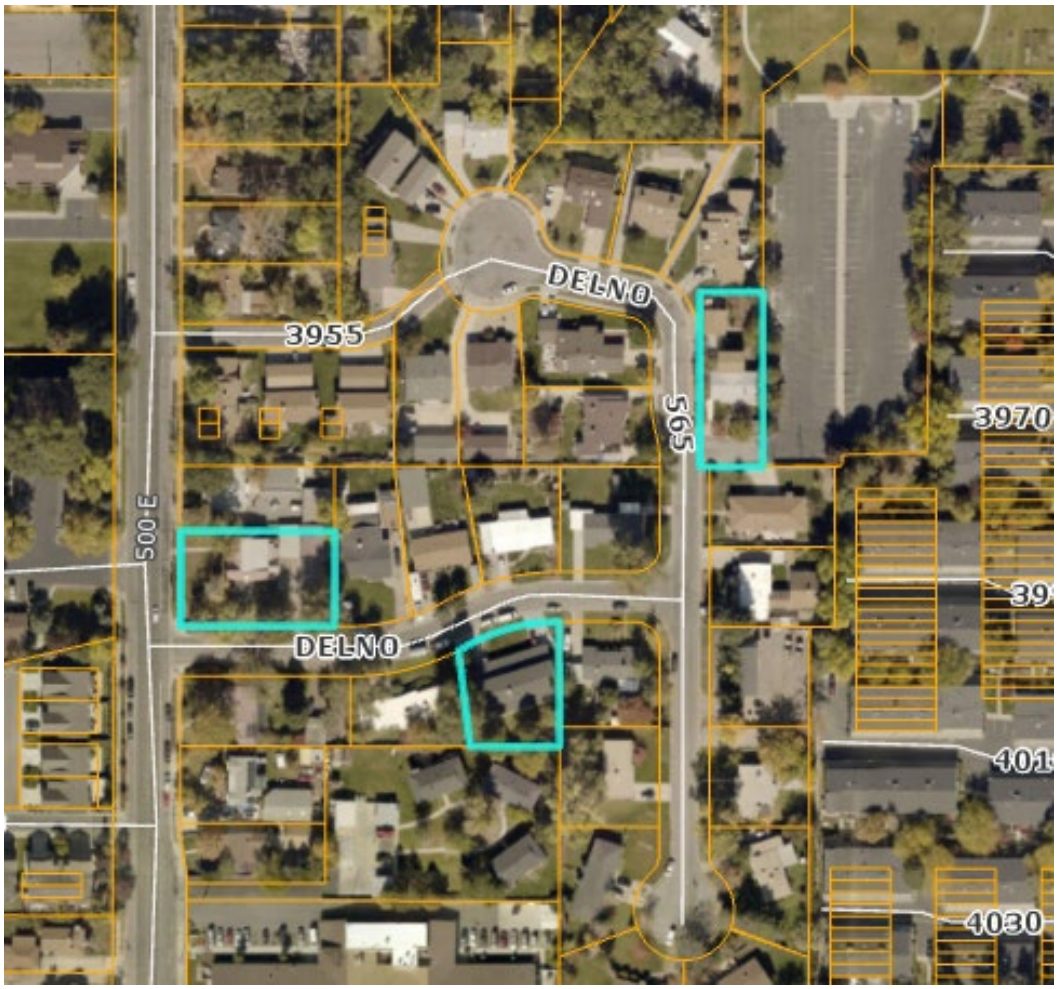
Use Compatibility in the Delno Neighborhood



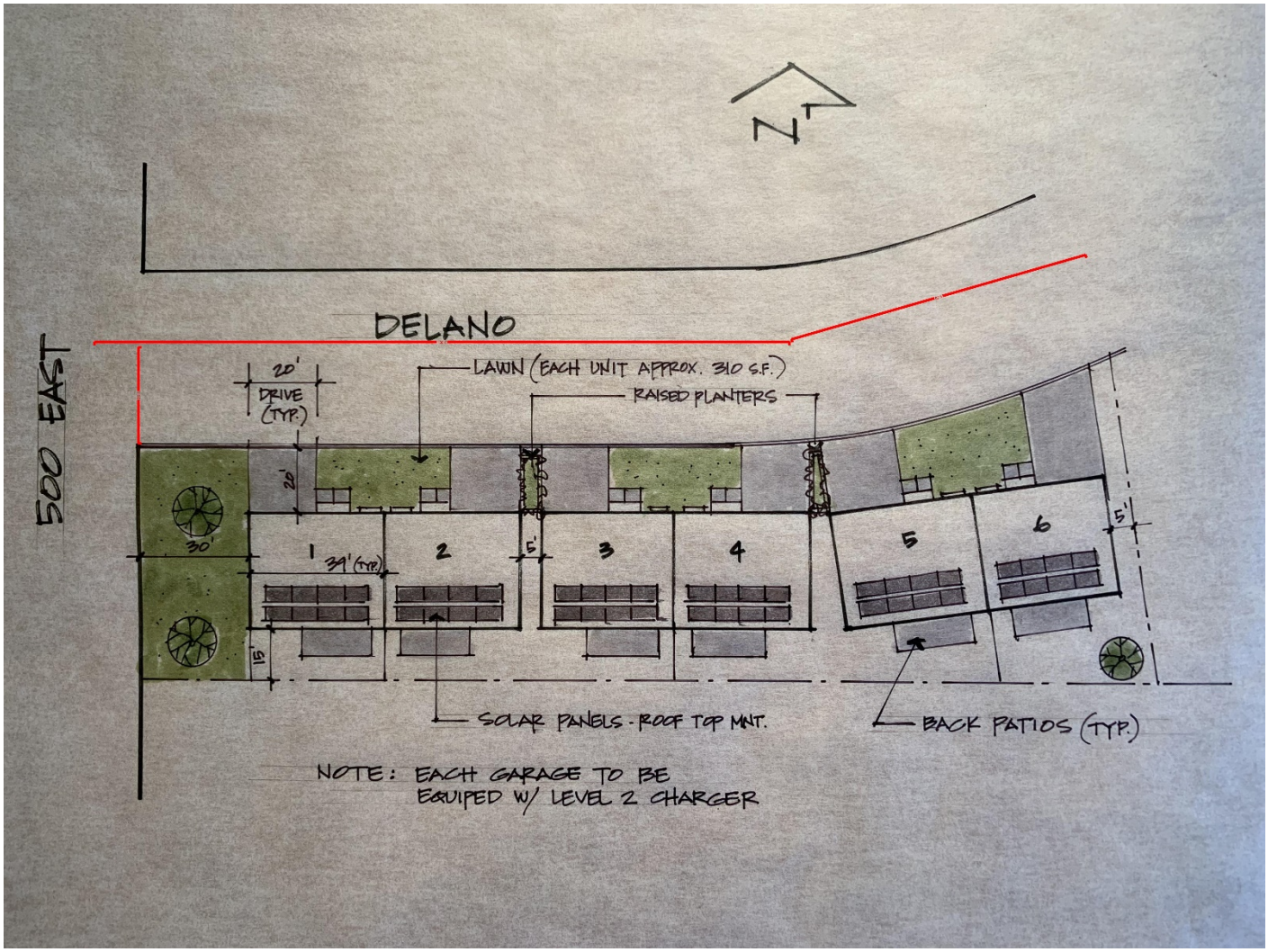
The above picture shows the number of properties being use as duplexes in the Delno Dr neighborhood. The duplexes are outlined in blue/green the subject property is outlined in red. In this interior neighborhood 30 properties access off of Delno/565 of those 30 neighborhoods 13 are being taxed as a duplex.

Staff recommends the finding that the proposed use for the project is compatible in the neighborhood by close to 50%.

Height Compatibility



Of the 30 properties that access off of Delno/565 E 3 of the properties have two stories.



Red line on the above pictures shows the actual width of Delno to scale with the proposal.

PLANNING STAFF RECOMMENDATION AND MODEL MOTION

Option 1: Approve

Motion to Approve Rezone Request ZM-19-003 to rezone property located at 3999 S 500 E from R-2-10 to R-1-3 for a 6-unit multi-family development subject to a development agreement.

SUPPORTING DOCUMENTS

1. Site Plan
2. Elevations
3. Petition from Property Owners
4. Development Agreement
5. Ordinance Form

Exhibit C

Ambrose Group Inc.

Delno Drive

5th Street

Limits of Construction

Sawcut, Remove & Replace Asphalt As Needed To Install Utilities, Const. Asphalt Patch T=M.E.+1" 2/C4.0

Exist. Asphalt Paving

Exist. Curb and Gutter

Const. Salt Lake County Flared Drive Approach 11/C4.0

Const. 30" Curb 1/C4.0

Const. 5' Conc. Sidewalk 10/C4.0

2 Elm trees will be placed between units 5&6 in accordance with the development agreement.

Elm Tree

Maple Tree

Const. Conc. Paving T=5" 9/C4.0

Const. Conc. Paving T=5" 9/C64.0

Const. Conc. Paving T=5" 9/C4.0

Const. Stamped Conc. Paving T=5" (See ARCH Plans for Details) 9/C4.0

Const. Stamped Conc. Paving T=5" (See ARCH Plans for Details) 9/C4.0

THis will be 25 feet

This will be 10 feet

This will be 10 Feet

1 Garage FFE=4280.50

2 Garage FFE=4280.50

3 Garage FFE=4280.50

4 Garage FFE=4280.50

5 Garage FFE=4280.50

6 Garage FFE=4280.50

Fence to be installed

All Al-Shimmary

Hannibal Investments LLC

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Flowline	FL
Water Manhole	W	Finish Floor	FF
Storm Drain Manhole	SD	Top of Curb	TC
Cleanout		Top of Wall	TWL
Electrical Manhole	E	Top of Walk	TW
Catch Basins		Top of Concrete	TCN
Exist. Fire Hydrant		Natural Ground	NG
Fire Hydrant		Finish Grade	FG
Exist. Water Valve		Match Existing	ME
Water Valve		Fire Department Connection	FDC
Sanitary Sewer	—S—	Finish Contour	90
Culinary Water	—W—	Exist. Contour	90
Gas Line	—G—	Finish Grade	95.33TA
Irrigation Line	—IW—	Exist. Grade	95.72EA
Storm Drain	—SD—	Ridge Line	—R—
Telephone Line	—T—	Direction of Flow	
Secondary Waterline	—SW—	Existing Asphalt	
Power Line	—P—	New Asphalt	
Fire Line	—F—	Heavy Duty Asphalt	
Land Drain	—LD—	Existing Concrete	
Power pole		New Concrete	
Power pole w/guy		Spill Curb & Gutter	
Light Pole		Demo Tree	
Fence	x x x		
Flowline of ditch			
Overhead Power line	—OHP—		
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
6. All dimensions are to back of curb unless otherwise noted.
7. All construction within the UDOT Right-of-WAY shall conform to the most current UDOT standard (including supplement) drawings and specifications, found at udot.utah.gov/go/2012standards.
8. Any damaged sidewalk, curb and gutter, or pedestrian ramps due to permit work to be replaced at no cost to UDOT. See UDOT standard drawings GW Series for installation requirements that match existing features. Remove all concrete sidewalk, curb and gutter to nearest existing joint.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS OF STREET

Total Site Data Table	
Total Lot Area	20,917 SF
Open Area	10,772 SF (51.5%)
Hardscape	4,084 SF (19.5%)
Building	6,061 SF (29.0%)

Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

PRELIMINARY
NOT FOR CONSTRUCTION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Delno Townhomes

Site Plan

Approximately 525 E. Delno Drive
Millcreek City, Salt Lake County, Utah
A part of the SE 1/4, Sec 31, T1S, R1E, SLB&M, U.S. Survey

April 1, 2019

SHEET NO.
C1.0

18N746

REV. DATE DESCRIPTION



M E M O

April 2, 2019
To: Mill Creek Community Council
From: Delno Drive community property owners Mr. and Mrs. Pat Gordon (own duplex at 4026 S. and 4028 S. 565 E), and Mr. and Mrs. Jay Smith (homeowner at 537 E Delno Dr.).

Subject: Up-dated results of our canvassing the neighborhood for opinions on Millcreek Project Number ZM-19-003, rezoning from R-2-10 to R-1-3, for 6 townhomes. **We have enclosed three petitions containing 26 signatures of our neighbors owning or renting neighborhood residences who are opposed to the zone change.** *In addition, we talked to four more residents about the zone change, two of whom approved of the zone change, and two of whom were uncertain as to whether they approved or disapproved of the zone change, and chose not to sign the petition opposing the zone change.* .

Statistically:

86.6% of those we interviewed, OPPOSED THE ZONE CHANGE.

6.7% of those we interviewed, APPROVED THE ZONE CHANGE.
6.7% of those we interviewed, WERE UNCERTAIN WHETHER THEY APPROVED OR DISAPPOROVED OF THE ZONE CHANGE. .

WE HOPE YOU UNDERSTAND HOW UNHAPPY MOST OF THE NEIGHBORS OF THIS PROPOSED PROJECT ARE AND **THE ADVERSE IMPACT THIS PROJECT WILL HAVE ON OUR NEIGHBORHOOD!** PLEASE RECOMMEND THAT THIS REZONING BE DISAPPROVED!

PETITION

TO: MILL CREEK COMMUNITY COUNCIL, PLANNING COMMISSION, AND CITY COUNCIL. **Date: 3-14-2019**

We are residents and/or property owners in the greater Delno/565 E/3955 S Streets area, bounded on the west by 500 East, on the north by 3900 South, on the South by the Fox Point Old Farm (major apartment development just South of the most southerly 565 East Cul-De-Sac), and the easterly lot lines of the lots lying on the east side of 565 East.

Our pleasant, quiet, residential area is characterized mostly by single story, single family, duplex and triplex dwelling units. We like it this way, and would appreciate keeping this character of our neighborhood. Please help us preserve to quiet, lower density, low traffic family-friendly character of our properties.

The recent specific application of (Zone Change) Project Number ZM-19-003 from R-2-10 to R-1-3, in our opinion, represents an adverse change in the character of our area. It likely will set the stage for the invasion of more such projects and finally will lead to the loss of the quiet, lower density, generally single story residential area we enjoy today.

Thank You For Considering Our Request

Paul Griffin 4026 S. 565 E Millcreek Ut. 84107
[illegible] 4028S. 565E Millcreek UT 84107
[illegible] 3961S 565E Millcreek UT 84107
Ruby Kern 513 Delno Dr. " " 84107
CHARLIE APREVELLO 513 556E. DELNO DR SLC. 84107
Diane Lee 557E Delno Dr slc 84107
[illegible] 3965S 565E Millcreek 84107
[illegible] 3966S 565E Millcreek 84107 SLC
Lisa Taylor 3964S 565E Millcreek 84107 [illegible]
Ashley Allen 3961S 565E Millcreek Circle
Toffee Teeter 3945 S 565 E. Millcreek, UT 84107
Hollie Teeter 3943 S 565E Millcreek, UT 84107
Cloud Callagan 4026 S 565E owner of property
[illegible] 4026 S 565E owner of property
Brady & Beverly Hansen 549E Delno Cir. 84107 Owner
Emily Prescott 561E Delno Circle 561E. millcreek [illegible]
Neal M. Kaufman 537 Delno Circle

PETITION

TO: MILL CREEK COMMUNITY COUNCIL, PLANNING COMMISSION, AND CITY COUNCIL. **Date: 3-14-2019**

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Thank You For Considering Our Request

PETITION

TO: MILL CREEK COMMUNITY COUNCIL, PLANNING COMMISSION, AND CITY COUNCIL. **Date: 3-14-2019**

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Our pleasant, quiet, residential area is characterized mostly by single story, single family, duplex and triplex dwelling units. We like it this way, and would appreciate keeping this character of our neighborhood. Please help us preserve the quiet, lower density, low traffic, family-friendly character of our properties.

The recent specific application of (Zone Change) Project Number ZM-19-003 from R-2-10 to R-1-3, in our opinion, represents an adverse change to higher density, two story development, in the character of our area. It likely will set the stage for the invasion of more such projects and finally will lead to the total loss of the quiet, lower density, generally single story residential area we enjoy today.

Thank You For Considering Our Request

Jesus Alvarez 3989 S. 565 E. SLC
Mariner Martinez 563 E. Delno Cir

When recorded, return to:

Millcreek
Attn: Jeff Silvestrini
3330 South 1300 East
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into this ___ day of _____, 2019, by and between Equity Trust Company custodian FBO IRA 200210412 ("Developer"), for the land to be included in or affected by the project located at approximately 534 E Delno Drive, 3999 S 500 E in Millcreek Utah, a municipal corporation of the State of Utah ("City"). The Developer and the City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, Developer owns approximately .052 acres of real property located at 534 E Delno Drive, 3999 S 500 E in Millcreek, Utah ("Property") and intends to develop the Property. A legal description of the Property is attached hereto as exhibit "A." The Parties desire that the Property be developed in a unified and consistent fashion and establish minimum standards for a new development consisting of 6 twin homes (the "Project") on the Property; and

WHEREAS, Developer hereby represent to the Millcreek Council that it is voluntarily entering into this Agreement; and

WHEREAS, Developer is willing to restrict the Property in a manner that is in harmony with the objectives of the City's General Plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as exhibit "A." No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the Millcreek Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Ordinances and Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable ordinances and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with applicable City standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions/criteria set forth in exhibit "B. The Project shall also comply with all requirements set forth in the minutes of the Millcreek Planning Commission and Millcreek meetings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party. This Agreement shall be binding upon any successors and assigns. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

8. **Integration. Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits A and B are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:	Equity Trust Company custodian FBO IRA 200210412 1495 E 3300 S Millcreek, UT 84106
TO CITY:	Millcreek Jeff Silvestrini, Mayor 3330 South 1300 East Millcreek, Utah 84106

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

12. **Limitation on Recovery for Default – No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Developer or and assignee shall be that of specific performance. Notwithstanding such limitation the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Develop or any assignee.

13. **Term of Agreement.** The term of this Agreement shall be until December 31, 2028 and shall automatically expire on such date.

14. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

15. **Construction.** The Parties stipulate that this Agreement and all agreements or documents incorporated herein shall not be subject to the rule of construction that a written agreement is construed against the Party preparing or drafting that Agreement.

16. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

17. **No Waiver**. The failure of either Party to exercise in any respect a right provided for in this Agreement shall not be deemed to be a subsequent waiver of the same right or of any other right.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

Millcreek

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, CMC, City Recorder

Equity Trust Company custodian
FBO IRA 200210412

DEVELOPER

By: Byron Goates

Title: Account Owner

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Jeff Silvestrini and Elyse Greiner as the Mayor and the City Recorder, respectively, of Millcreek, a Utah municipality.

_____
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of _____ 2018 by _____.

_____
Notary Public

Exhibit A

Parcel No. 16-31-476-002
534 E Delno Dr,
Millcreek, UT 84107

Legal Description

Beginning at a point 210 feet South from the Northwest comer of Lot 8, Block 6, Ten Acre Plat "A", Big Field Survey, and running thence East 170 feet; thence South 70 feet; thence West 170 feet; thence North 70 feet to the point of beginning. ID Parcel No. 16-31476-001-0000 (500 E)

Parcel No. 16-31-476-001
3999 S 500 E
Millcreek, UT 84107

Legal Description

Commencing at a point 280 feet South and 170 feet East from the Northwest comer of Lot 8, Block 6, Ten Acre Plat "A", Big Field Survey, and running thence North 70 feet to the South line of Delno Drive; a point of intersection with a curve to the left, the radius which is 238.479 feet North; thence Northeasterly around said curve 112.386 feet; thence South 6°34'42" East 96.72 feet; thence West 120 feet to the point of beginning. ID Parcel No. 16-31476-002-0000 (Delno)

Exhibit B

Developer and the City agree that the proposed development will incorporate the following:

1. **Height.** The height of the building will not exceed 28 feet in height. Height of building is defined by the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping flat roof, or to the highest point of pitched of hipped roofs, or gambrel roofs.

2. **Setbacks.** The setbacks for the building will be as established on the attached site plan consistent with R 1-3 requirements, See Exhibit C.

3. **Units.** The project will consist of six three-bedroom single family dwellings.

4. **Private Open Space.** There will be front yards and back yards with setbacks consistent with the zoning ordinance.

5. **Lighting.** Lighting shall not be installed which permits light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.

6. **Fencing.** 6 foot tall putty colored vinyl fence between backyards of single family residences.

7. **Uses.** Uses will be limited to single family residence.

8. **Landscaping.** Landscaping will be as provided in Exhibit C. Grass will be installed on all areas where there are no patios or driveways with the exception of a 4 foot garden area in the front of each unit. 4 elm trees will be on the North facing side of the property along Delno Dr. 2 Maple trees will be planted along 500 E.

9. **Materials.** The project will consist of the following materials.

    a. Exterior will be mainly stucco with brick accents on the outside corners of the garages and full brick accents on the entry windows as shown in Exhibit D.
    b. The accent material around the front pop-out window on each unit will be knotty pine, shown in Exhibit D.
    c. Brown metal flat roof will be installed with a slight pitch.
    d. Solar panels will also be installed on each unit.
    e. There will be windows on the west wall on both stories. Window size will be substantially similar to Exhibit D as it relates to the door and garages of units.
    f. All doors to units shall have a window feature substantially similar to Exhibit D.
    g. There will be front patios on the west side of the buildings on the second story.

10. Arrangement of the materials and the windows will be substantially similar to Exhibit D.

Exhibit C

Ambrose Group Inc.

Delno Drive

5th Street

Limits of Construction

Sawcut, Remove & Replace Asphalt As Needed To Install Utilities, Const. Asphalt Patch T=M.E.+1" 2/C4.0

Exist. Asphalt Paving

Exist. Curb and Gutter

Const. Salt Lake County Flared Drive Approach 11/C4.0

Const. 30" Curb 1/C4.0

Const. 5' Conc. Sidewalk 10/C4.0

2 Elm trees will be placed between units 5&6 in accordance with the development agreement.

Elm Tree

Maple Tree

Const. Conc. Paving T=5" 9/C4.0

Const. Conc. Paving T=5" 9/C64.0

Const. Conc. Paving T=5" 9/C4.0

Const. Stamped Conc. Paving T=5" (See ARCH Plans for Details) 9/C4.0

Const. Stamped Conc. Paving T=5" (See ARCH Plans for Details) 9/C4.0

THis will be 25 feet

This will be 10 feet

This will be 10 Feet

1 Garage FFE=4280.50

2 Garage FFE=4280.50

3 Garage FFE=4280.50

4 Garage FFE=4280.50

5 Garage FFE=4280.50

6 Garage FFE=4280.50

Fence to be installed

All Al-Shimmary

Hannibal Investments LLC

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Flowline	FL
Water Manhole	W	Finish Floor	FF
Storm Drain Manhole	SD	Top of Curb	TC
Cleanout		Top of Wall	TWL
Electrical Manhole	E	Top of Walk	TW
Catch Basins		Top of Concrete	TCN
Exist. Fire Hydrant		Natural Ground	NG
Fire Hydrant		Finish Grade	FG
Exist. Water Valve		Match Existing	ME
Water Valve		Fire Department Connection	FDC
Sanitary Sewer	—S—	Finish Contour	90
Culinary Water	—W—	Exist. Contour	90
Gas Line	—G—	Finish Grade	95.33TA
Irrigation Line	—IW—	Exist. Grade	95.72EA
Storm Drain	—SD—	Ridge Line	—R—
Telephone Line	—T—	Direction of Flow	
Secondary Waterline	—SW—	Existing Asphalt	
Power Line	—P—	New Asphalt	
Fire Line	—F—	Heavy Duty Asphalt	
Land Drain	—LD—	Existing Concrete	
Power pole		New Concrete	
Power pole w/guy		Spill Curb & Gutter	
Light Pole		Demo Tree	
Fence	x x x		
Flowline of ditch			
Overhead Power line	—OHP—		
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
6. All dimensions are to back of curb unless otherwise noted.
7. All construction within the UDOT Right-of-WAY shall conform to the most current UDOT standard (including supplement) drawings and specifications, found at udot.utah.gov/go/2012standards.
8. Any damaged sidewalk, curb and gutter, or pedestrian ramps due to permit work to be replaced at no cost to UDOT. See UDOT standard drawings GW Series for installation requirements that match existing features. Remove all concrete sidewalk, curb and gutter to nearest existing joint.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS OF STREET

Total Site Data Table	
Total Lot Area	20,917 SF
Open Area	10,772 SF (51.5%)
Hardscape	4,084 SF (19.5%)
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Graphic Scale

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NOT FOR CONSTRUCTION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
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Delno Townhomes

Site Plan

Approximately 525 E. Delno Drive
Millcreek City, Salt Lake County, Utah
A part of the SE 1/4, Sec 31, T1S, R1E, SLB&M, U.S. Survey

April 1, 2019

SHEET NO.
C1.0

18N746

REV. DATE DESCRIPTION

Exhibit D


Flat brown metal roof
Stucco
Brick accent
Knotty Pine acccent around pop out window
Brick accent

MILLCREEK, UTAH
ORDINANCE NO. 19-22

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 534 EAST DELNO DRIVE & 3999 SOUTH 500 EAST FROM THE R-2-10 ZONE (MEDIUM DENSITY RESIDENTIAL) TO THE R-1-3 ZONE (SINGLE FAMILY RESIDENTIAL)

WHEREAS, the Millcreek Council ("Council") met in regular session on June 10, 2019 to consider among other things, an ordinance rezoning certain property located at approximately 534 East Delno Drive and 3999 South 500 East from the R-2-10 zone (R-2-10 Medium Density Residential Zone) to the R-1-3 zone (R-1-3 Single Family Residential zone); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-9a-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on April 5, 2019 the required notice was published; and

WHEREAS, on April 17, 2019 the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on April 17, 2019 the planning commission held the required public hearing with respect to this rezone; and

WHEREAS, at the April 17, 2019 planning commission meeting the Millcreek Planning Commission recommended approval of the proposed rezone; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on June 6, 2019 the Council caused the required notice to be given; and

WHEREAS, on June 10, 2019 the Council considered the rezone during a public meeting; and

WHEREAS, Section 19.06.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek City; and

WHEREAS, Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, be it ordained by the Council that the property described in File # ZM-19-003 filed by Byron Goates located at 534 East Delno Drive and 3999 South 500 East is hereby rezoned/reclassified from the R-2-10 zone (Medium Density Residential) to the R-1-3 zone (Single Family Residential) such property being more particularly described as follows:

Parcel No. 16-31-476-002
534 East Delno Drive,
Millcreek, UT 84107

Legal Description

Beginning at a point 210 feet South from the Northwest comer of Lot 8, Block 6, Ten Acre Plat "A", Big Field Survey, and running thence East 170 feet; thence South 70 feet; thence West 170 feet; thence North 70 feet to the point of beginning. ID Parcel No. 16-31476-001-0000 (500 E)

Parcel No. 16-31-476-001
3999 South 500 East
Millcreek, UT 84107

Legal Description

Commencing at a point 280 feet South and 170 feet East from the Northwest comer of Lot 8, Block 6, Ten Acre Plat "A", Big Field Survey, and running thence North 70 feet to the South line of Delno Drive; a point of intersection with a curve to the left, the radius which is 238.479 feet North; thence Northeasterly around said curve 112.386 feet; thence South 6°34'42" East 96.72 feet; thence West 120 feet to the point of beginning. ID Parcel No. 16-31476-002-0000 (Delno)

BE IT FURTHER ORDAINED, that pursuant to Section 19.06.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 19.06.020.

This Ordinance, assigned Ordinance No. 19-22, 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 10 day of June, 2019.

MILLCREEK COUNCIL

By:_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-22: AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 534 EAST DELNO DRIVE & 3999 SOUTH 500 EAST FROM THE R-2-10 ZONE (MEDIUM DENSITY RESIDENTIAL) TO THE R-1-3 ZONE (SINGLE FAMILY RESIDENTIAL)
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-22 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 19-23

AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A DEVELOPMENT AGREEMENT FOR A SINGLE FAMILY PROJECT WITH 6 UNITS WITH RESPECT TO APPROXIMATELY 0.52 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 534 EAST DELNO DRIVE AND 3999 SOUTH 500 EAST

WHEREAS, the Millcreek Council ("*Council*") met in regular meeting on June 10, 2019, to consider, among other things, an ordinance approving a development agreement for a single family project with 6 units with respect to approximately 0.52 acres of real property located at approximately 534 East Delno Drive and 3999 South 500 East; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council a Development Agreement for the referenced property ("Development Agreement"); and

WHEREAS, Council has reviewed the Development Agreement and hereby finds that it is in the best interests of both parties to enter into the Development Agreement; and

NOW, THEREFORE, **BE IT ORDAINED** that the Development Agreement is approved, and the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

PASSED AND APPROVED by the Council this 10th day of June, 2019.

M**ILLCREEK**

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-23: AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A DEVELOPMENT AGREEMENT FOR A SINGLE FAMILY PROJECT WITH 6 UNITS WITH RESPECT TO APPROXIMATELY 0.52 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 534 EAST DELNO DRIVE AND 3999 SOUTH 500 EAST
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-23 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

When recorded, return to:

Millcreek
Attn: Jeff Silvestrini
3330 South 1300 East
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into this ___ day of _____, 2019, by and between Equity Trust Company custodian FBO IRA 200210412 ("Developer"), for the land to be included in or affected by the project located at approximately 534 E Delno Drive, 3999 S 500 E in Millcreek Utah, a municipal corporation of the State of Utah ("City"). The Developer and the City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, Developer owns approximately .052 acres of real property located at 534 E Delno Drive, 3999 S 500 E in Millcreek, Utah ("Property") and intends to develop the Property. A legal description of the Property is attached hereto as exhibit "A." The Parties desire that the Property be developed in a unified and consistent fashion and establish minimum standards for a new development consisting of 6 twin homes (the "Project") on the Property; and

WHEREAS, Developer hereby represent to the Millcreek Council that it is voluntarily entering into this Agreement; and

WHEREAS, Developer is willing to restrict the Property in a manner that is in harmony with the objectives of the City's General Plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as exhibit "A." No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the Millcreek Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Ordinances and Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable ordinances and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with applicable City standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions/criteria set forth in exhibit "B. The Project shall also comply with all requirements set forth in the minutes of the Millcreek Planning Commission and Millcreek meetings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party. This Agreement shall be binding upon any successors and assigns. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

8. **Integration. Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits A and B are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:	Equity Trust Company custodian FBO IRA 200210412 1495 E 3300 S Millcreek, UT 84106
TO CITY:	Millcreek Jeff Silvestrini, Mayor 3330 South 1300 East Millcreek, Utah 84106

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

12. **Limitation on Recovery for Default – No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Developer or and assignee shall be that of specific performance. Notwithstanding such limitation the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Develop or any assignee.

13. **Term of Agreement.** The term of this Agreement shall be until December 31, 2028 and shall automatically expire on such date.

14. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

15. **Construction.** The Parties stipulate that this Agreement and all agreements or documents incorporated herein shall not be subject to the rule of construction that a written agreement is construed against the Party preparing or drafting that Agreement.

16. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

17. **No Waiver**. The failure of either Party to exercise in any respect a right provided for in this Agreement shall not be deemed to be a subsequent waiver of the same right or of any other right.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

Millcreek

Jeff Silvestrini, Mayor

ATTEST:

Elyse Greiner, City Recorder

Equity Trust Company custodian
FBO IRA 200210412

DEVELOPER

By: Byron Goates

Title: Account Owner

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Jeff Silvestrini as the Mayor, respectively, of Millcreek, a Utah municipality.

_____
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of _____ 2019 by _____.

_____
Notary Public

Exhibit A

Parcel No. 16-31-476-002
534 E Delno Dr,
Millcreek, UT 84107

Legal Description

Beginning at a point 210 feet South from the Northwest comer of Lot 8, Block 6, Ten Acre Plat "A", Big Field Survey, and running thence East 170 feet; thence South 70 feet; thence West 170 feet; thence North 70 feet to the point of beginning. ID Parcel No. 16-31476-001-0000 (500 E)

Parcel No. 16-31-476-001
3999 S 500 E
Millcreek, UT 84107

Legal Description

Commencing at a point 280 feet South and 170 feet East from the Northwest comer of Lot 8, Block 6, Ten Acre Plat "A", Big Field Survey, and running thence North 70 feet to the South line of Delno Drive; a point of intersection with a curve to the left, the radius which is 238.479 feet North; thence Northeasterly around said curve 112.386 feet; thence South 6°34'42" East 96.72 feet; thence West 120 feet to the point of beginning. ID Parcel No. 16-31476-002-0000 (Delno)

Exhibit B

Developer and the City agree that the proposed development will incorporate the following:

1. **Height.** The height of the building will not exceed 28 feet in height. Height of building is defined by the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping flat roof, or to the highest point of pitched of hipped roofs, or gambrel roofs.

2. **Setbacks.** The setbacks for the building will be as established on the attached site plan consistent with R 1-3 requirements, See Exhibit C.

3. **Units.** The project will consist of six three-bedroom single family dwellings.

4. **Private Open Space.** There will be front yards and back yards with setbacks consistent with the zoning ordinance.

5. **Lighting.** Lighting shall not be installed which permits light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.

6. **Fencing.** 6 foot tall putty colored vinyl fence between backyards of single family residences.

7. **Uses.** Uses will be limited to single family residence.

8. **Landscaping.** Landscaping will be as provided in Exhibit C. Grass will be installed on all areas where there are no patios or driveways with the exception of a 4 foot garden area in the front of each unit. 4 elm trees will be on the North facing side of the property along Delno Dr. 2 Maple trees will be planted along 500 E.

9. **Materials.** The project will consist of the following materials.

    a. Exterior will be mainly stucco with brick accents on the outside corners of the garages and full brick accents on the entry windows as shown in Exhibit D.
    b. The accent material around the front pop-out window on each unit will be knotty pine, shown in Exhibit D.
    c. Brown metal flat roof will be installed with a slight pitch.
    d. Solar panels will also be installed on each unit.
    e. There will be windows on the west wall on both stories. Window size will be substantially similar to Exhibit D as it relates to the door and garages of units.
    f. All doors to units shall have a window feature substantially similar to Exhibit D.
    g. There will be front patios on the west side of the buildings on the second story.

10. Arrangement of the materials and the windows will be substantially similar to Exhibit D.

Exhibit C

Ambrose Group Inc.

Delno Drive

5th Street

Limits of Construction

Sawcut, Remove & Replace Asphalt As Needed To Install Utilities, Const. Asphalt Patch T=M.E.+1" 2/C4.0

Exist. Asphalt Paving

Exist. Curb and Gutter

Const. Salt Lake County Flared Drive Approach 11/C4.0

Const. 30" Curb 1/C4.0

Const. 5' Conc. Sidewalk 10/C4.0

2 Elm trees will be placed between units 5&6 in accordance with the development agreement.

Elm Tree

Maple Tree

Const. Conc. Paving T=5" 9/C4.0

Const. Conc. Paving T=5" 9/C64.0

Const. Conc. Paving T=5" 9/C4.0

Const. Stamped Conc. Paving T=5" (See ARCH Plans for Details) 9/C4.0

Const. Stamped Conc. Paving T=5" (See ARCH Plans for Details) 9/C4.0

THis will be 25 feet

This will be 10 feet

This will be 10 Feet

1 Garage FFE=4280.50

2 Garage FFE=4280.50

3 Garage FFE=4280.50

4 Garage FFE=4280.50

5 Garage FFE=4280.50

6 Garage FFE=4280.50

Fence to be installed

All Al-Shimmary

Hannibal Investments LLC

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Flowline	FL
Water Manhole	W	Finish Floor	FF
Storm Drain Manhole	SD	Top of Curb	TC
Cleanout		Top of Wall	TWL
Electrical Manhole	E	Top of Walk	TW
Catch Basins		Top of Concrete	TCN
Exist. Fire Hydrant		Natural Ground	NG
Fire Hydrant		Finish Grade	FG
Exist. Water Valve		Match Existing	ME
Water Valve		Fire Department Connection	FDC
Sanitary Sewer	—S—	Finish Contour	90
Culinary Water	—W—	Exist. Contour	90
Gas Line	—G—	Finish Grade	95.33TA
Irrigation Line	—IW—	Exist. Grade	95.72EA
Storm Drain	—SD—	Ridge Line	—R—
Telephone Line	—T—	Direction of Flow	
Secondary Waterline	—SW—	Existing Asphalt	
Power Line	—P—	New Asphalt	
Fire Line	—F—	Heavy Duty Asphalt	
Land Drain	—LD—	Existing Concrete	
Power pole		New Concrete	
Power pole w/guy		Spill Curb & Gutter	
Light Pole		Demo Tree	
Fence	x x x		
Flowline of ditch			
Overhead Power line	—OHP—		
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
6. All dimensions are to back of curb unless otherwise noted.
7. All construction within the UDOT Right-of-WAY shall conform to the most current UDOT standard (including supplement) drawings and specifications, found at udot.utah.gov/go/2012standards.
8. Any damaged sidewalk, curb and gutter, or pedestrian ramps due to permit work to be replaced at no cost to UDOT. See UDOT standard drawings GW Series for installation requirements that match existing features. Remove all concrete sidewalk, curb and gutter to nearest existing joint.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS OF STREET

Total Site Data Table	
Total Lot Area	20,917 SF
Open Area	10,772 SF (51.5%)
Hardscape	4,084 SF (19.5%)
Building	6,061 SF (29.0%)

Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

PRELIMINARY
NOT FOR CONSTRUCTION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Delno Townhomes

Site Plan

Approximately 525 E. Delno Drive
Millcreek City, Salt Lake County, Utah
A part of the SE 1/4, Sec 31, T1S, R1E, SLB&M, U.S. Survey

April 1, 2019

SHEET NO.
C1.0

18N746

REV. DATE DESCRIPTION

Exhibit D


Flat brown metal roof
Stucco
Brick accent
Knotty Pine acccent around pop out window
Brick accent

3330 South 1300 East
Millcreek, UT 84106
801-214-2700
millcreek.us

File # ZM-19-004

City Council Staff Report
Second Reading

Meeting Date: **June 10, 2019**
Applicant: **John Baird**
Property Address: **3923 S 500 E**
Parcel IDs: **16314300050000**

Request: Rezone from R-2-10 to R-M subject to a development agreement for a for a mixed-use project with on dwelling located at 3923 S 500 E

Zone: **R-2-10**

Community Council: **Millcreek**

Prepared By: **Erin O'Kelley**

SYNOPSIS AND SCOPE OF DECISION

The applicant has purchased the property with the intent to put a business in the first floor and an apartment in the basement. The apartment will most likely be used as a short-term rental. The scope of the project is to remodel the existing single-family home, modify the garage in the back of the property and add improve existing landscaping.

Existing Zoning	Existing Land Use	Surrounding Uses and Zones	Site Improvements	Parcel ID	Size of Property
R-2-10	Single-family residential	Commercial to the North RM to the East R-2-10 to the South	Remodel Existing structure, Improve rear garage, add landscaping	**16314300050000**	0.2 Acres 8,712 Sq Ft

Per **§19.90.010** of the Millcreek Code, the Millcreek City Council may amend the number, shape, boundaries, or area of any zone or any regulation within any zone. Zone changes shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the planning commission. Staff is recommending that this rezone be subject to a development agreement.

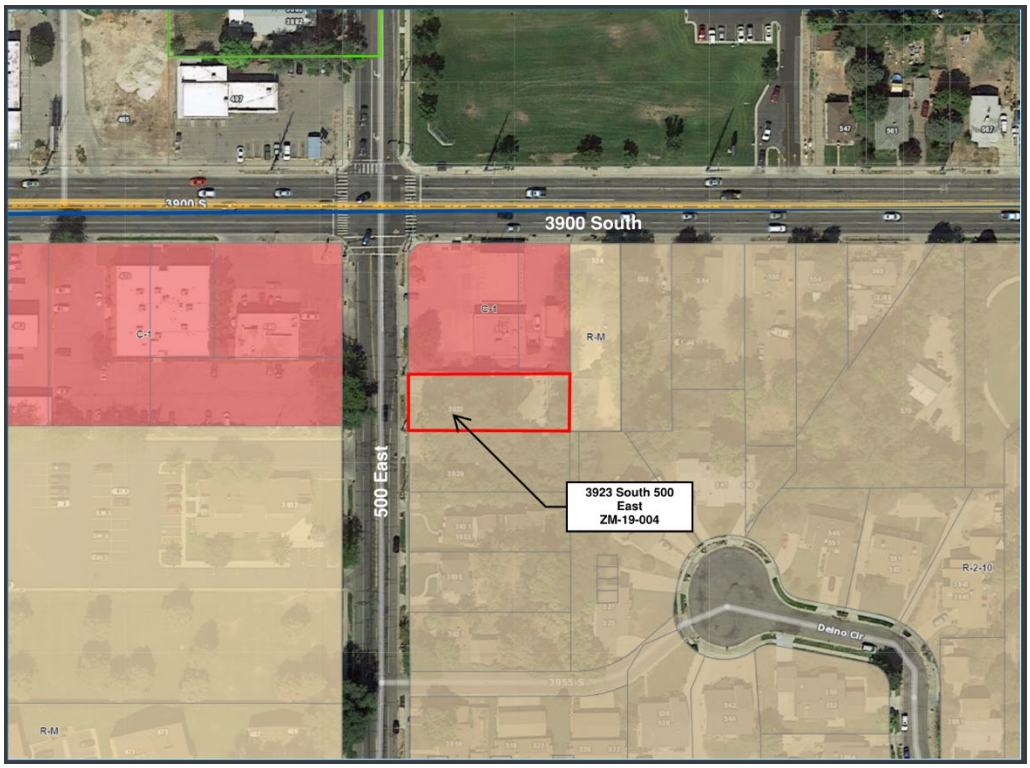
SITE & VICINITY DESCRIPTION

Figure 1: Street View



Applicant's Property 3923 S 500 E

Figure 2: Zoning map









The properties to the South facing 500 east have a similar site plan to the subject property. Small, single-family house along 500 east with a garage or other dwelling structure in the back.

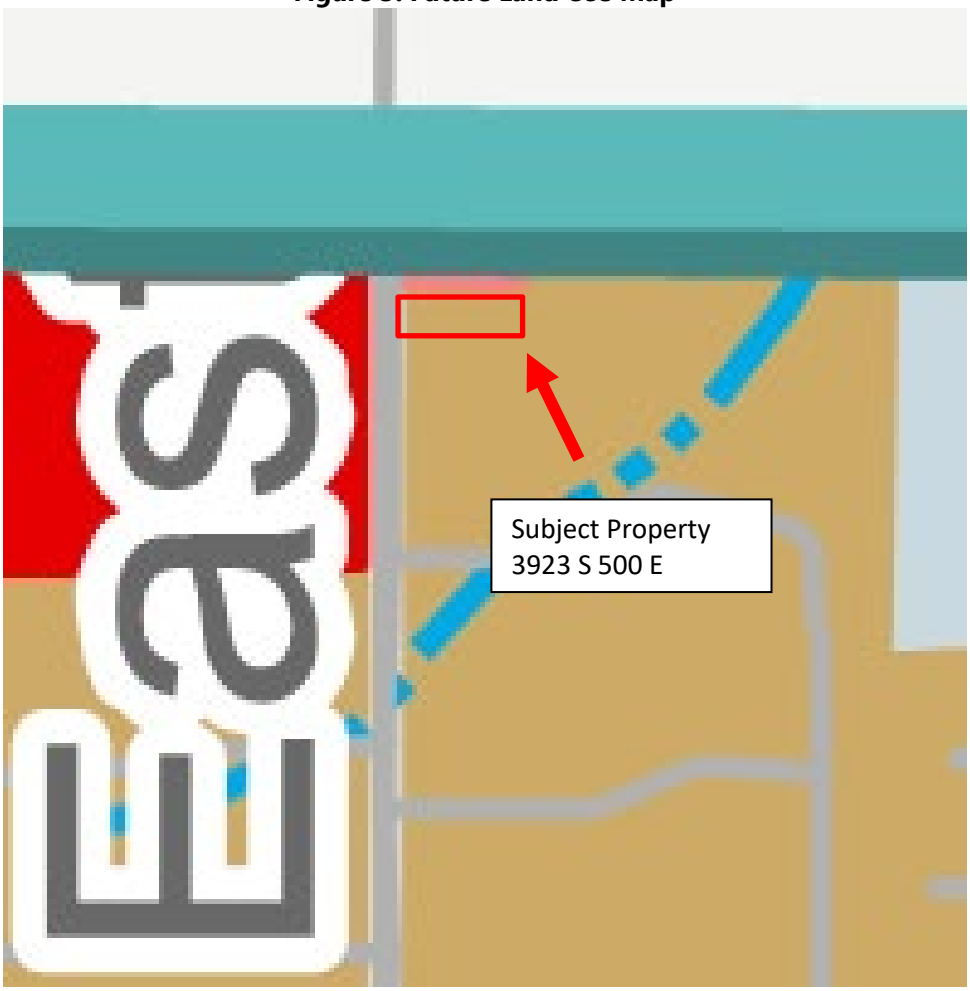
Applicant would like to redevelop an already existing lot by modifying the existing structure, updating landscaping and updating the rear garage. The existing lot is located directly on 500 E with access off 500 E. 500 E is a busier street with two lanes and bike/on-street parking. 500 E is also a major transit corridor with a bus route that arrives every 15 minutes.

GENERAL PLAN CONSIDERATIONS

The land use classification on the Millcreek Future Land Use Map is Neighborhood 3 which can be a mixture of housing and some commercial or public elements such as small businesses, neighborhood retail, schools, and places of worship. Offices and Apartments are both included under this designation.

Staff Recommends the finding that the project or proposal is compatible with the Millcreek General Plan.

Figure 3. Future Land Use Map



NEIGHBORHOOD 3	***Primary:*** Multifamily apartments or condominiums. ***Secondary:*** Townhomes or duplexes, neighborhood retail, restaurants, public facilities, senior services, parks, recreation facilities, community gardens, schools, and places of worship. Secondary uses should be along major corridors.	Typically 18 – 35 dwelling units per acre. Development in multifamily neighborhoods is generally between 3 to 4 stories and is located within a ¼ of a high-frequency transit stop (transit corridor or bus route that serves the corridor every 15 min. or less, or has overlapping bus routes).. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.	• A mix of higher density housing types located in areas that are proximate to retail, health and human services, schools, parks, employment, and public transit.

PROJECT INFORMATION

The applicant is remodeling the single family home on the property and making improvements to the garage. The proposed project will also have improved landscaping.

Proposed Uses. Office on the first floor of the house, an apartment located in the basement.

Density. 1 dwelling will be located on the property.

Site Layout. Describe.

Fencing: Fencing to the south of the property will be replaced.

Lighting: No lighting improvements are required.

Landscaping: Applicant is proposing to improve landscaping. The trees to the south will be adjusted or removed to clean up the property.

Access. The access to the property will remain the same with a single driveway along the North side of the property.

Dedication. No dedication required.

Parking. Applicant is proposing 7 parking spots. 5 covered, 2 not covered. This parking will be for both the office and the apartment and does meet Millcreek Parking requirements for both uses.

Open Space. The allowable maximum lot coverage for the zone is 60% so there will be a minimum of 40% open space for the proposed project.

Building Design. Proposed project has a modern look on the front with an enhanced window area facing 500 E.

Height: Proposed project will be 14'6" feet high.

Setbacks: The existing setbacks when the structures were originally built will remain the current setbacks for the property. Applicant is not required by code to bring a modified structure into a current setback requirement.

Materials: Proposed office/apartment building will be stucco. The modified rear garage will not be altered from the existing cinder blocks but will be painted and cleaned up.

Massing: The massing on the property will remain the same and will be compatible with the massing of the properties to the South.

Unit Characteristics. The basement apartment will be one bedroom with the front located on the East Side of the building.

Amenities. No amenities are required for this project.

Utilities and Waste Removal. Property is already connected to utilities and will follow Millcreek adopted

building code to maintain them. Garbage will be individual receptacles.

Exceptions. Developer is not seeking an exception at this time.

Project Information Summary Table

Requirement	RM Zone Requirement	Proposed
Height	40 Ft	14'6"
Density	5,000 sq ft for a single-family dwelling	1 Dwelling
Front Yard Setback	25 Ft	31'
Side Yard Setback	10 Ft	7.6 ' on South side
Rear Yard Setback	30 Ft with detached garage	96'
Lot Width	50 Ft	58'
Lot Area		
Parking	Office – 1 per 200 sq ft (4 Required) Residential – 2,(1 covered)	7 total, 4 covered
Open Space	40%	30%
Amenities	N/A	None

COMMUNITY COUNCIL RESPONSE

At their meeting on March 5, 2019 the Millcreek Community Council recommended that:

The project be approved with the following development agreement conditions:

- Applicant must seek all proper business licenses for the intended uses especially if the apartment is used as a short-term rental.
- Re-zone is subject to the proposed uses outlined in the staff memo. Real estate office on the first floor, apartment in the basement.

NEIGHBORHOOD RESPONSE

Neighborhood Meeting was held on February 4 2019. Concerns from the neighborhood meeting were the graffiti on the back of the garage, the maintenance of the trees along the south side of the property, bus stop maintenance, security lights for the garage and parking lot.

DEVELOPMENT AGREEMENT CONSIDERATIONS

Staff is recommending that this rezone be subject to a development agreement.

According to chapter 19.44.070 "In a rezoning process, a development agreement shall be required at the sole discretion of the City. The Agreement must: (1) specify and describe the proposed development through text including including any request for modifications of the ordinance requirements, site plans and elevations (2) detail the amenities and other benefits being provided to the City and its residents (3) utilize development agreement form approved by the City.

The Development Agreement shall run with the land and be binding on all successors and assigns of the property owner or developer; however, each development agreement shall include a clause that allows the City to re-zone the property and withdraw from the Development Agreement if the Development Agreement is not recorded within two years of execution of the Agreement"

Developer and the City agree that the proposed development will incorporate the following:

1. **Height.** The height of the main building will not exceed 16 feet measured from _____. The height of the garage may not be increased.

2. **Setbacks.** The setbacks for the building will be as set forth in Exhibit C.

3. **Parking.** The project will include 5 covered garage parking stalls, 2 uncovered guest parking stalls, and 1 ADA compliant parking stall as depicted in Exhibit C.

4. **Units.** The project will consist of an office unit on the first floor and a residential rental unit in the basement. Developer must obtain all appropriate business licenses for intended uses. Uses are limited to office business, short term residential rental, and long term rental.

5. **Lighting.** Any security lights installed on the property shall be directed downward, and not disrupt adjacent properties.

6. **Fencing/Garage.** The garage shall be painted and updated so the existing graffiti is gone. The garage on the property may only be used for the parking of vehicles for business owners and residents of the main building. The garage may not be rented to a third party that does not live or conduct business on the property. Fencing along the property shall be replaced as indicated in exhibit C.

7. **Uses/License.** Uses will be limited to office us on the main floor and a residential use in the basement. Developer must obtain all appropriate business licenses for intended uses. Office uses means a use that involves transaction of business for a profession, service, industry, or government. Office uses include, but are not limited to: Architecture/Engineering/Design, Building Contractor (office only), Business Consulting Charitable Institutions, Computer Programming & Support, Detective Services Educational Services (tutor & testing), Employment Agency, Financial & Insurance Government Offices, Home occupation, Legal Services, Licensed Massage Therapy Practices, Management Services, Physical Therapy/Physical Rehabilitation, Medical & Dental with Laboratory, PR & Advertising, Property Development, Radio & TV Studio, Real Estate, Recording & Sound Studio, Research & Development, Research Agency, Surveying. All business and other activities conducted at the Property shall be conducted within the main building as depicted in exhibit C. Outside storage of any stock, materials, motor vehicles (other than parking for employee and visitor vehicles), or other property or items is not permitted.

8. **Landscaping.** On or before _____ landscaping will be installed as depicted in exhibit C and be consistent with and maintained as provided in Millcreek Code 19.77. All tree maintenance work shall be performed in accordance with the latest revisions of ANSI A300 and ANSI Z133.1 Standards and as further detailed in the ISA Best Management Practices Tree Pruning booklet.

9. **Materials.** The Project will consist of materials that are consistent with the surrounding neighborhood and approved by Millcreek Staff.

10. **Constriction**. The Project shall be constricted substantially as depicted in exhibit C..

PLANNING STAFF ANALYSIS AND FINDINGS

Planning staff does not anticipate any issues with this proposed rezone application.

PLANNING STAFF RECOMMENDATION AND MODEL MOTION

Option 1: Approval

Motion to Approve Rezone Request ZM-19-004 to rezone property located at 3923 S 500 E from R-2-10 to RM for a mixed-use development project subject to a development agreement that addresses, at a minimum, the following:

Developer and the City agree that the proposed development will incorporate the following:

11. **Height.** The height of the main building will not exceed 16 feet measured from _____. The height of the garage may not be increased.

12. **Setbacks.** The setbacks for the building will be as set forth in Exhibit C.

13. **Parking.** The project will include 5 covered garage parking stalls, 2 uncovered guest parking stalls, and 1 ADA compliant parking stall as depicted in Exhibit C.

14. **Units.** The project will consist of an office unit on the first floor and a residential rental unit in the basement. Developer must obtain all appropriate business licenses for intended uses. Uses are limited to office business, short term residential rental, and long term rental.

15. **Lighting.** Any security lights installed on the property shall be directed downward, and not disrupt adjacent properties.

16. **Fencing/Garage.** The garage shall be painted and updated so the existing graffiti is gone. The garage on the property may only be used for the parking of vehicles for business owners and residents of the main building. The garage may not be rented to a third party that does not live or conduct business on the property. Fencing along the property shall be replaced as indicated in exhibit C.

17. **Uses/License.** Uses will be limited to office us on the main floor and a residential use in the basement. Developer must obtain all appropriate business licenses for intended uses. Office uses means a use that involves transaction of business for a profession, service, industry, or government. Office uses include, but are not limited to: Architecture/Engineering/Design, Building Contractor (office only), Business Consulting Charitable Institutions, Computer Programming & Support, Detective Services Educational Services (tutor & testing), Employment Agency, Financial & Insurance Government Offices, Home occupation, Legal Services, Licensed Massage Therapy Practices, Management Services, Physical Therapy/Physical Rehabilitation, Medical & Dental with Laboratory, PR & Advertising, Property Development, Radio & TV Studio, Real Estate, Recording & Sound Studio, Research & Development, Research Agency, Surveying. All business and other activities conducted at the Property shall be conducted within the main building as depicted in exhibit C. Outside storage of any stock, materials, motor vehicles (other than parking for employee and visitor vehicles), or other property or items is not permitted.

18. **Landscaping.** On or before _____ landscaping will be installed as depicted in exhibit C and be consistent with and maintained as provided in Millcreek Code 19.77. All tree maintenance work shall be performed in accordance with the latest revisions of ANSI A300 and ANSI Z133.1 Standards and as further detailed in the ISA Best Management Practices Tree Pruning booklet.

19. **Materials.** The Project will consist of materials that are consistent with the surrounding neighborhood and approved by Millcreek Staff.

20. **Constriction**. The Project shall be constricted substantially as depicted in exhibit C..

SUPPORTING DOCUMENTS

1. Applicant Letter
2. Site Plan
3. Floor Plans
4. Elevations
5. Landscape Plan
6. Neighborhood Meeting Attendance
7. DRAFT Development Agreement
8. DRAFT Ordinance

Letter of Intent

Letter of Intent: 3923 S 500 E

To Whom it May Concern:

John and Paul Baird owners of Greystone Investments LLC are submitting this letter of intent for the purposes of requesting a zoning change for the above described property.

3923 S 500 E (otherwise known as lot 9, BIG FIELD SURVEY 10 ACRE PLAT A) is a 9,147 square foot lot zoned R2-10 with a 1,486 square foot single family residence and five car garage located on the east end of the property.

The current layout is as follow: the top floor has two entrances, one in the front (west side) of the home and one on the north side of the home, a full kitchen, two bedrooms, a full bathroom and living area. The basement currently has one bedroom, one bathroom, small kitchen, living area and its own entrance and exit.(walk-out basement)

Over the last several years the property has been neglected and is currently in a state of disrepair. It has been an eye sore and concern for the neighborhood. Within the last year a fire was started in the garage by the homeless causing thousands of dollars worth of damage.

By going through the necessary process it is our intent to change the zoning to R-M.

The use of the property will be a Real Estate office on the top floor and a 2 bedroom 1 bathroom apartment for rental purposes in the basement.

The hours of operation of the Real Estate office will be from 9 AM-5 PM Monday-Friday. The office will include three offices, a conference room and small kitchenette with occasional meetings with team members and clients.

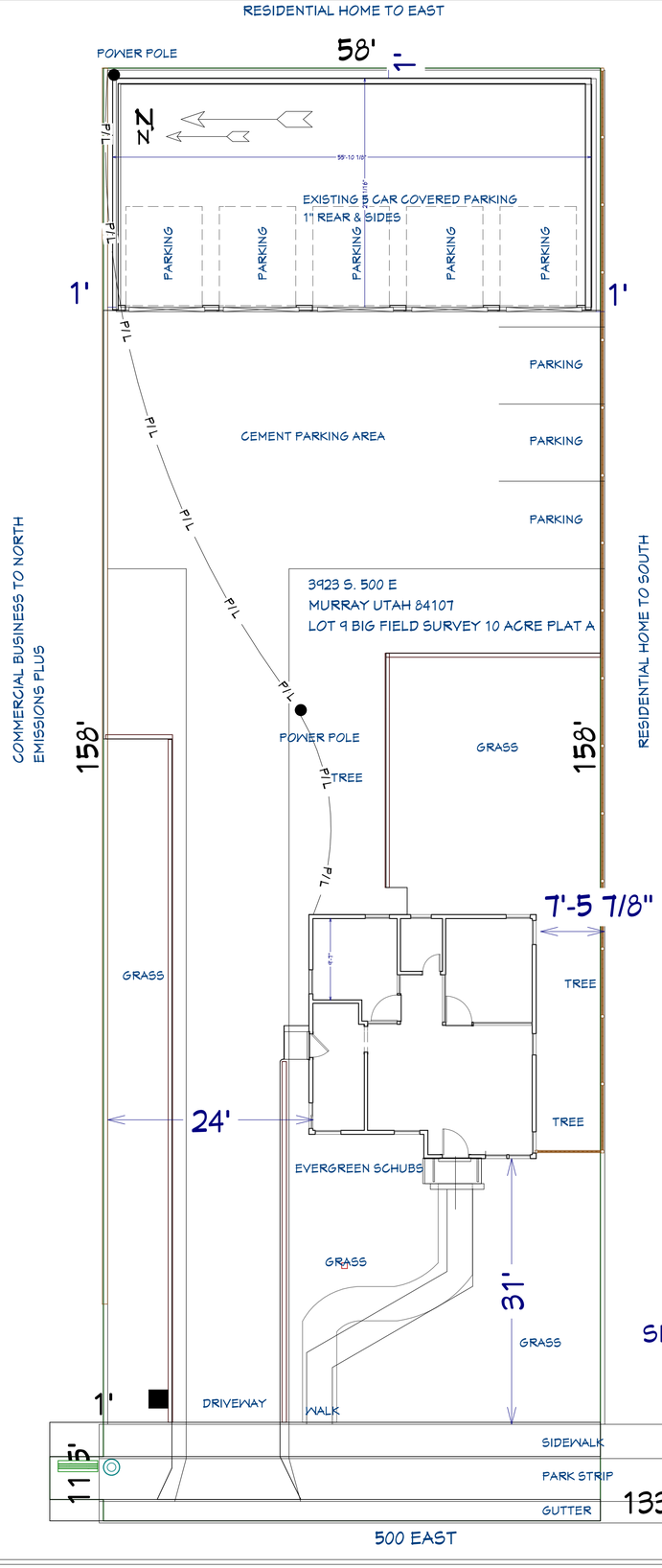
On February 4, 2019 we held a meeting for all neighbors to explain what our intent with the property is. We received positive feedback as they learned of the improvements we would be making.

The two requests we received from neighbors were to get rid of the graffiti on the outside walls of the garage and to cut the trees, all of which were already apart of our plan to improve the property.

If you have any further questions please feel free to contact John Baird. 801-330-8986.

We thank you for your consideration.

John and Paul Baird



SITE: SCALE 1/8" = 1'-0"

---FIRE HYDRNT LOCATIONS

--PROPERTY LOCATIONS

---HOUSE HEIGHT FROM GROUND-14'-8"

--DET. GAR HEIGHT FROM GROUND-15'-7"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

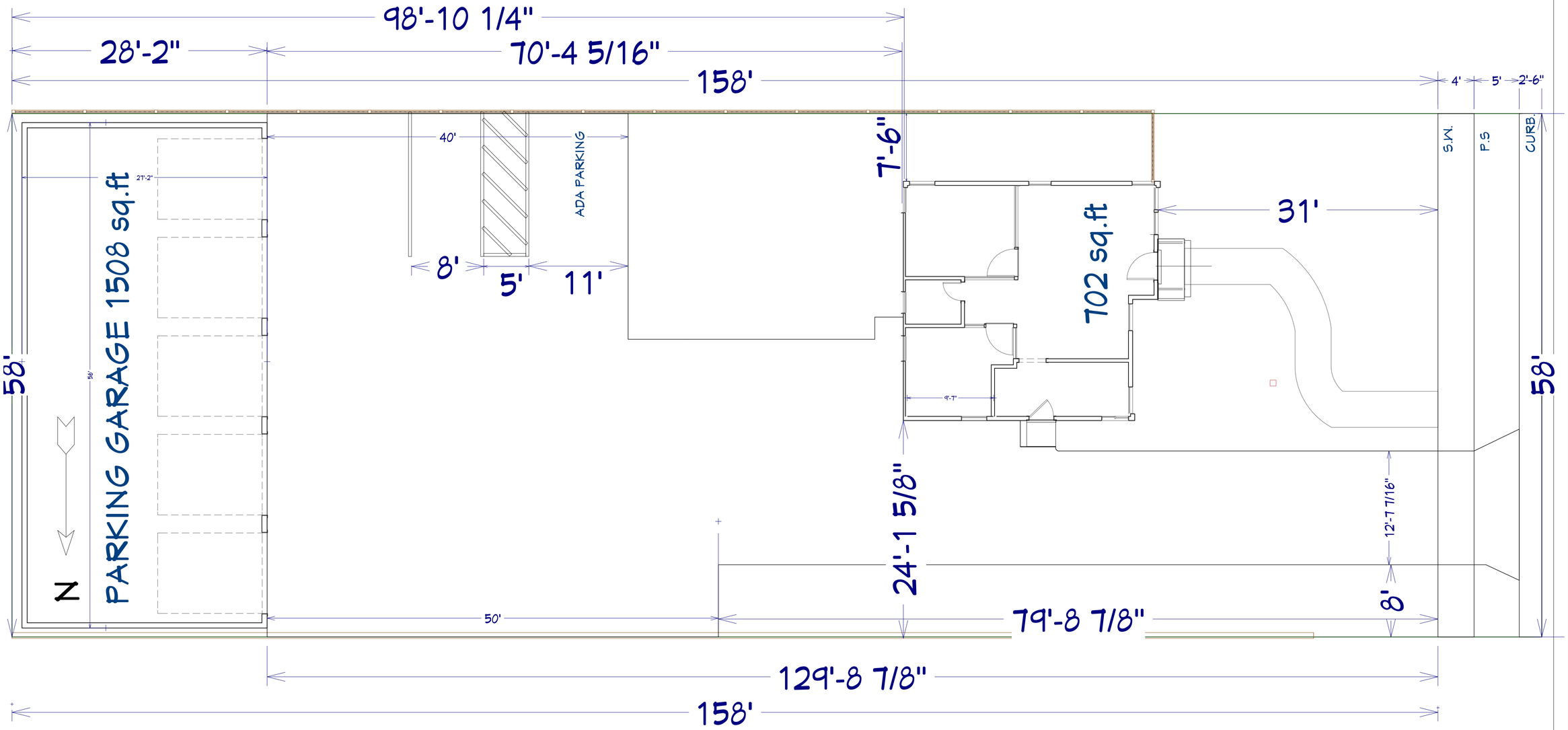
SITE & LOCATION

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-898-9310

DATE:
2/15/19

SCALE:

SHEET:
P-1



SCALE 3/16" = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

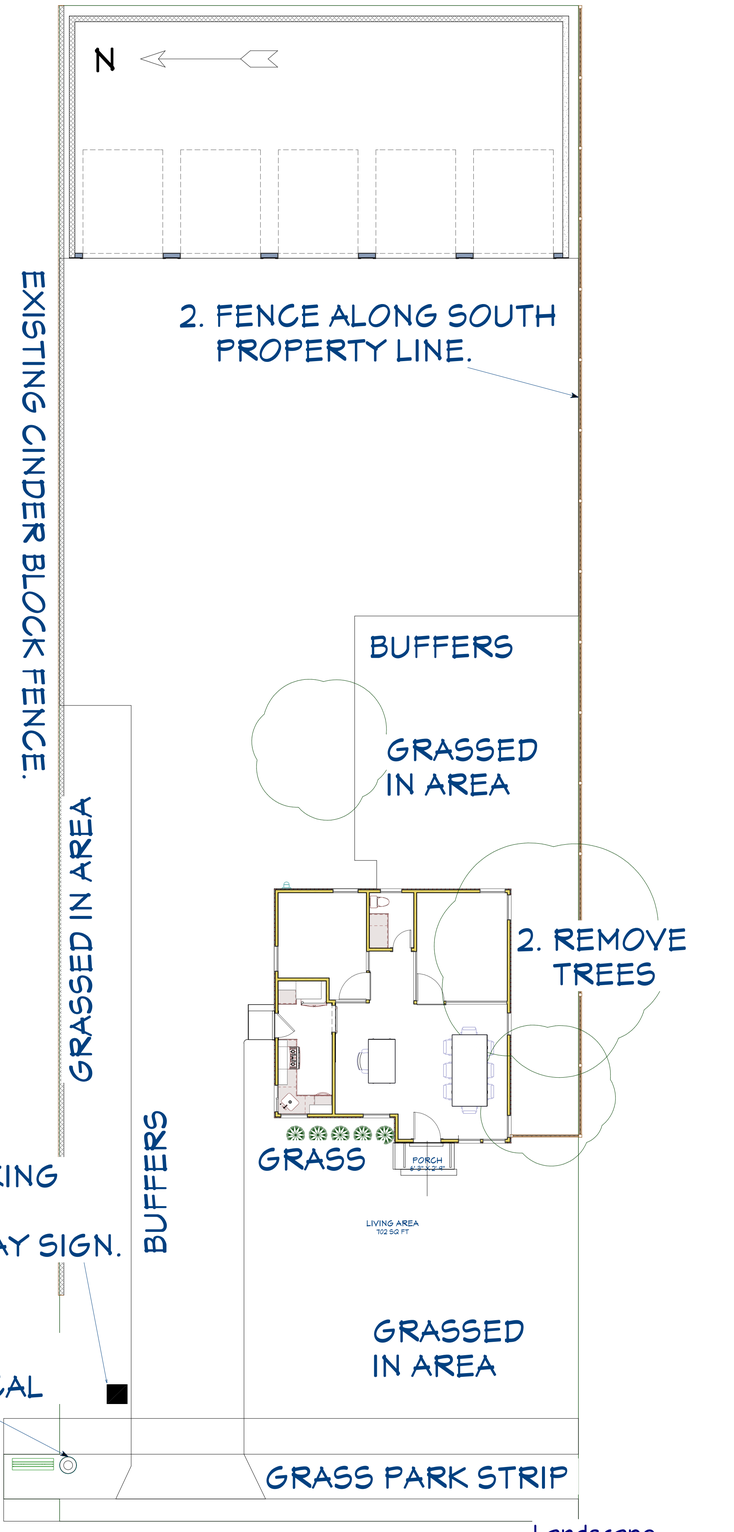
BUILDING FOOTPRINT

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-898-9310

DATE:
2/15/19

SCALE:

SHEET:
P-2



Landscape
SCALE 1/8"=1'-0"



LANDSCAPE PLAN VIEW

LANDSCAPE NOTES:

1. NO PARKING ALONG DRIVEWAY, SIGN.

2. EXISTING CINDER BLOCK FENCE ALONG NORTH PROPERTY LINE.

3.PROVIDE LANDSCAPE BUFFERS BETWEEN CONCRETE & LANDSCAPING.

NEIGHBORS CONCERNS:

1. PROVIDE & MAINTAIN TRASH RECEPTICAL AT BENCH LOCATION.

2. REMOVE OLD TREES ALONG SOUTH PROPERTY LINE.

3.INSTALL NEW FENCE ALONG SOUTH PROPERTY LINE.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

LANDSCAPE PLAN:

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-848-9310

DATE: 2/15/19

SCALE:

SHEET: P-3



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

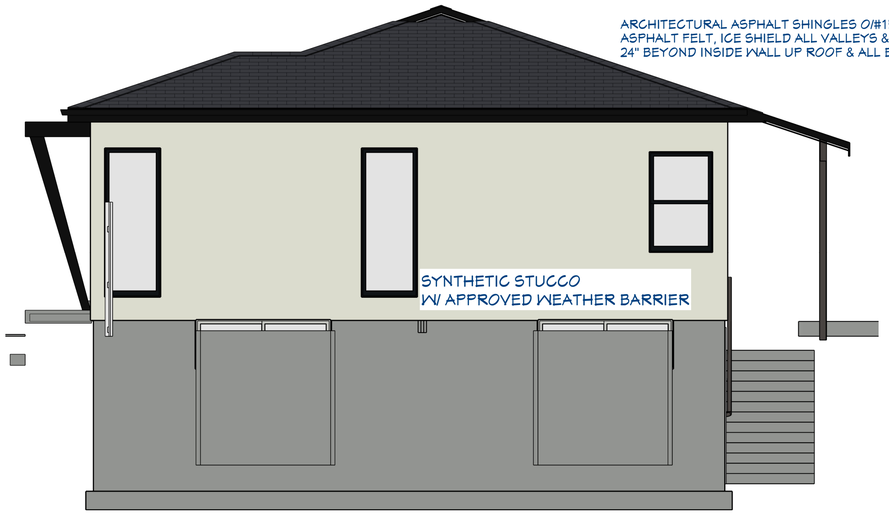
RENDERING

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-848-9310

DATE:
2/15/19

SCALE:

SHEET:
P-4



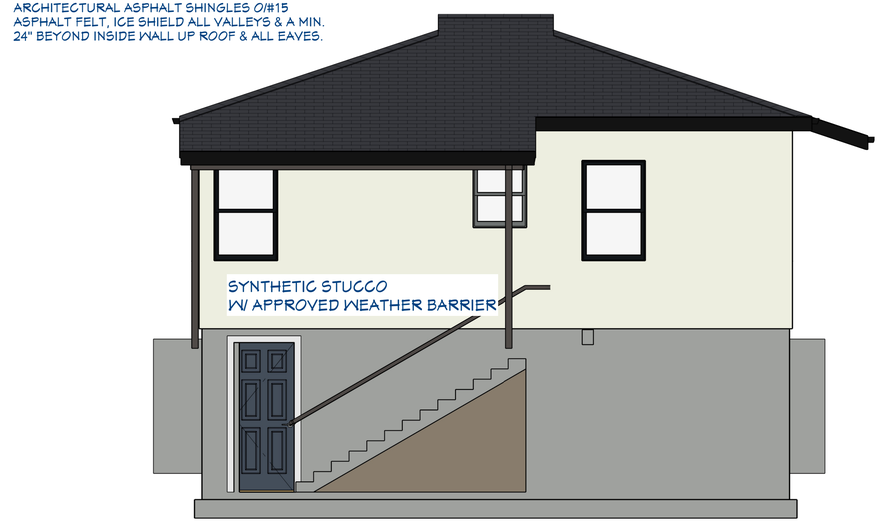
SOUTH SIDE ELEVATION



FRONT ELEVATION



NORTH SIDE ELEVATION



REAR ELEVATION
SCALE 5/16 = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

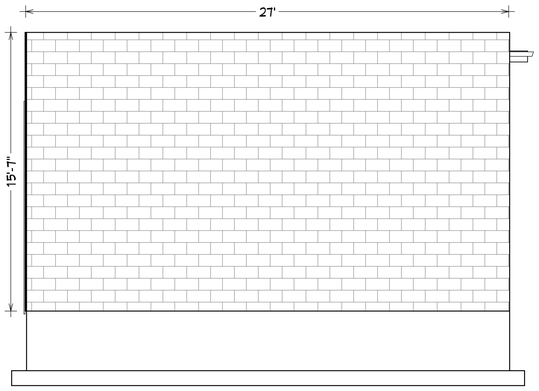
HOME ELEVATIONS

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-898-9310

DATE:
2/15/19

SCALE:

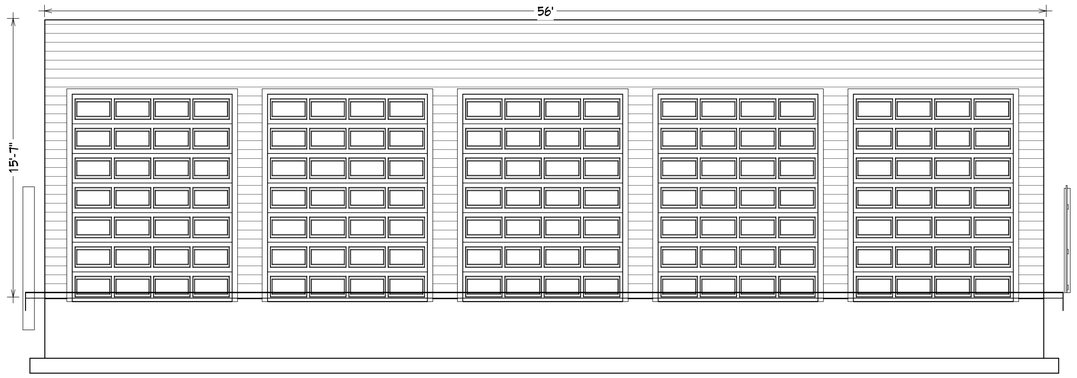
SHEET:
P-5



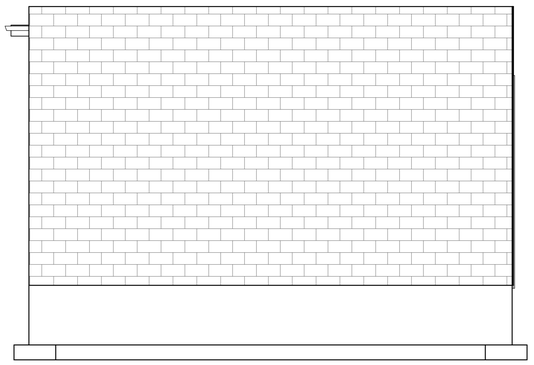
COVERED PARKING SOUTH

EXISTING CINDER BLOCK WALLS

EXISTING LAP SIDING
CLEAN UP AND REPAINT

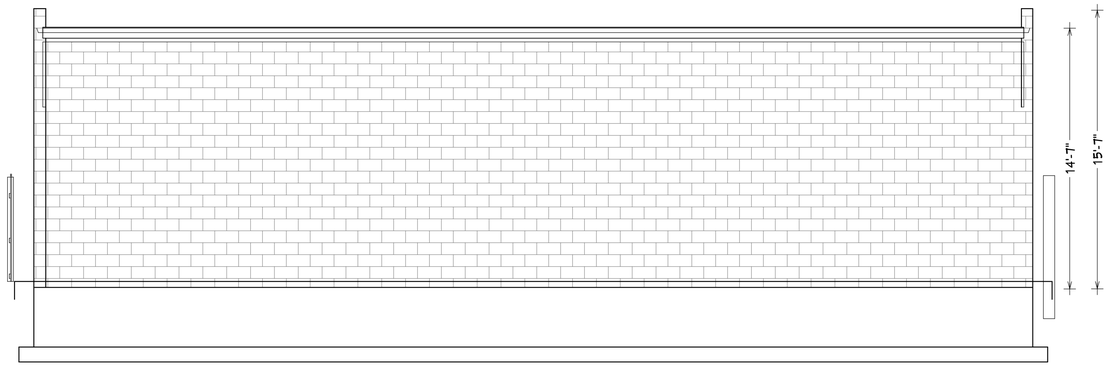


COVERED PARKING FRONT



EXISTING CINDER BLOCK WALLS

COVERED PARKING NORTH



EXISTING CINDER BLOCK WALLS

COVERED PARKING REAR
SCALE 1/4=1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

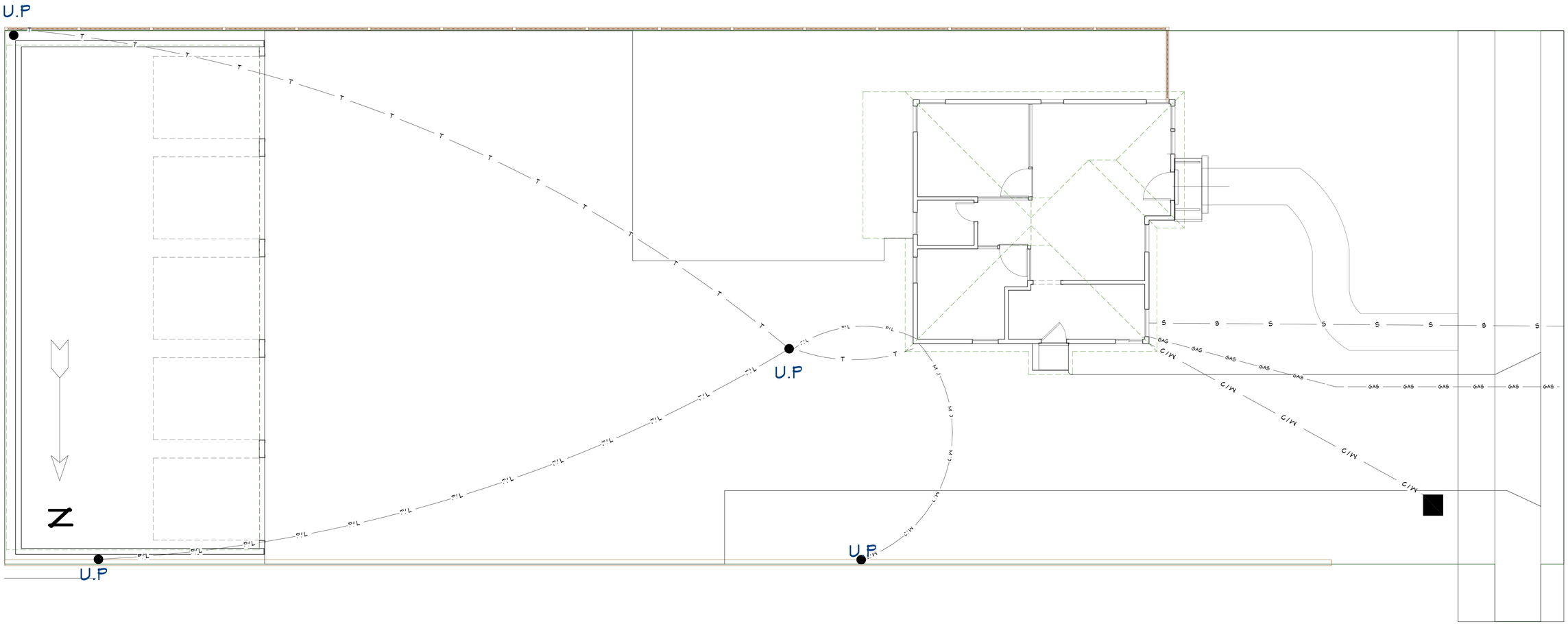
GARAGE ELEVATIONS

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-898-9310

DATE:
2/15/19

SCALE:

SHEET:
P-6



UTILITIES
SCALE 3//16=1'-0"

UTILITY NOTES:

UP -UTILITY POLE

T -TELEPHONE LINE

PL -POWER LINE

CM -CABLE LINE

CW -CULINARY WATER

GAS -NATURAL GAS

S -SEWER

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

UTILITIES

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-898-9310

DATE:
2/15/19

SCALE:

SHEET:
P-1

MEETING SIGN-IN SHEET

Project:	3923 S 500 E Salt Lake City, UT	**Meeting Date:**	February 4, 2019
Facilitator:	John and Paul Baird	**Place/Room:**	3923 S 500 E

Name	Address	Phone	E-Mail
Sara Brown	531 E Delno Cir		
Shawna Jones	525 E Delno Cir		
Becky Glauser	3929 S. 500 E.		
Anita Herold	3929 S. 500 E.		

When recorded, return to:

Millcreek
Attn: Jeff Silvestrini
3330 South 1300 East
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into this ___ day of _____, 2019, by and between Greystone Investments ("Developer"), for the land to be included in or affected by the project located at approximately 3923 S 500 E in Millcreek Utah, a municipal corporation of the State of Utah ("City"). The Developer and the City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, Developer owns approximately .21 acres of real property located at 3923 S 500 E in Millcreek, Utah ("Property") and intends to develop the Property. A legal description of the Property is attached hereto as exhibit "A." The Parties desire that the Property be developed in a unified and consistent fashion and establish minimum standards for a new development consisting of apartments and offices (the "Project") on the Property; and

WHEREAS, Developer hereby represent to the Millcreek Council that it is voluntarily entering into this Agreement; and

WHEREAS, Developer is willing to restrict the Property in a manner that is in harmony with the objectives of the City's General Plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

DRAFT

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as exhibit "A." No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the Millcreek Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Ordinances and Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable ordinances and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with applicable City standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions/criteria set forth in exhibit "B" and "C." The Project shall also comply with all requirements set forth in the minutes of the Millcreek Planning Commission and Millcreek meetings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party. This Agreement shall be binding upon any successors and assigns. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

DRAFT

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

8. **Integration. Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits A and B are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER: Greystone Investments
PO BOX 17232
Holladay, UT 84117

TO CITY: Millcreek
Jeff Silvestrini, Mayor
3330 South 1300 East
Millcreek, Utah 84106

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

DRAFT

12. **Limitation on Recovery for Default – No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Developer or and assignee shall be that of specific performance. Notwithstanding such limitation the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Develop or any assignee.

13. **Term of Agreement.** The term of this Agreement shall be until December 31, 2028 and shall automatically expire on such date.

14. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

15. **Construction.** The Parties stipulate that this Agreement and all agreements or documents incorporated herein shall not be subject to the rule of construction that a written agreement is construed against the Party preparing or drafting that Agreement.

16. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

17. **No Waiver**. The failure of either Party to exercise in any respect a right provided for in this Agreement shall not be deemed to be a subsequent waiver of the same right or of any other right.

DRAFT

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

Millcreek

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, CMC, City Recorder

DEVELOPER

By: _____

Title: _____

DRAFT

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Jeff Silvestrini and Elyse Greiner as the Mayor and the City Recorder, respectively, of Millcreek, a Utah municipality.

_____
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of _____ 2019 by _____.

_____
Notary Public

DRAFT

Exhibit A

Parcel No. 16-31-430-005
3923 South 500 East
Salt Lake City, UT 84107

Legal Description

LOT:9 BLK:6 SUBD:BIG FIELD SURVEY 10 ACRE PLAT A SEC/TWN/RNG/MER:SEC 31 TWN 1N RNG 1E BEG 134 FT S FR NW COR LOT 9 BLK 6 10 AC PLAT A BIG FIELD SUR S 57.69 FT E 158.1 FT N 57.69 FT W 158.1 FT TO BEG 0.2 AC.

DRAFT

Exhibit B

Developer and the City agree that the proposed development will incorporate the following:

1. **Height.** The height of the main building will not exceed 16 feet measured from existing grade. The height of the garage may not be increased.

2. **Setbacks.** The setbacks for the building will be as set forth in Exhibit C.

3. **Parking.** The project will include 5 covered garage parking stalls, 2 uncovered guest parking stalls, and 1 ADA compliant parking stall as depicted in Exhibit C.

4. **Units.** The project will consist of an office unit on the first floor and a residential rental unit in the basement. Developer must obtain all appropriate business licenses for intended uses. Uses are limited to office use, short term residential rental, and long-term residential rental.

5. **Lighting.** Lighting shall not be installed which permits light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.

6. **Fencing/Garage.** The garage shall be painted with graffiti resistant paint. The garage on the property may only be used for the parking of vehicles for business owners and residents of the main building. The garage may not be rented to a third party that does not live or conduct business on the property. Fencing along the property shall be replaced as indicated in exhibit C. Materials for fencing shall be white painted wood.

7. **Uses/License.** Uses will be limited to office us on the main floor and a residential use in the basement. Developer must obtain all appropriate business licenses for intended uses. Office uses means a use that involves transaction of business for a profession, service, industry, or government. Office uses include, but are not limited to: Architecture/Engineering/Design, Building Contractor (office only), Business Consulting Charitable Institutions, Computer Programming & Support, Detective Services Educational Services (tutor & testing), Employment Agency, Financial & Insurance Government Offices, Home occupation, Legal Services, Licensed Massage Therapy Practices, Management Services, Physical Therapy/Physical Rehabilitation, Medical & Dental with Laboratory, PR & Advertising, Property Development, Radio & TV Studio, Real Estate, Recording & Sound Studio, Research & Development, Research Agency, Surveying. All business and other activities conducted at the Property shall be conducted within the main building as depicted in exhibit C. Outside storage of any stock, materials, motor vehicles (other than parking for employee and visitor vehicles), or other property or items is not permitted.
8. **Landscaping.** On or before 1 year from approval landscaping will be installed as depicted in exhibit C and be consistent with and maintained as provided in Millcreek Code 19.77. All tree maintenance work shall be performed in accordance with the latest

DRAFT

revisions of ANSI A300 and ANSI Z133.1 Standards and as further detailed in the ISA Best Management Practices Tree Pruning booklet.

9. **Materials.** The Project will consist of materials that are consistent with the surrounding neighborhood and approved by Millcreek Staff.

10. **Constriction**. The Project shall be constricted substantially as depicted in exhibit C.

DRAFT

MILLCREEK, UTAH
ORDINANCE NO. 18.

AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A DEVELOPMENT AGREEMENT FOR A MIXED-USE PROJECT LIMITED TO ONE DWELLING UNIT AND OFFICE ON FIRST FLOOR WITH RESPECT TO APPROXIMATELY 0.2 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 3923 S 500 E

WHEREAS, the Millcreek Council ("*Council*") met in regular meeting on April 9th, 2018, to consider, among other things, an ordinance of the Millcreek Council approving a master development agreement for a mixed-use project limited to one dwelling unit and office use with respect to approximately 0.2 acres of real property located at approximately 3923 S 500 E; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council a Development Agreement for the referenced property ("Development Agreement"); and

WHEREAS, Council has reviewed the Development Agreement and hereby find that it is in the best interests of the both parties to enter into the Development Agreement; and

NOW, THEREFORE, **BE IT ORDAINED** that the Development Agreement is approved, and the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

PASSED AND APPROVED by the Council this ((date)) day of ((month)) 2018.

M**ILLCREEK**

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, CMC City Recorder

DRAFT

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 18-XX: SAME TITLE AS ABOVE
was passed and adopted the ____ day of _____2018 and certifies that copies of the foregoing Ordinance 18-XX were posted in the following locations within the municipality this ____ day of _____, 2018.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

DRAFT

MILLCREEK, UTAH
ORDINANCE NO. 19-24

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 3923 SOUTH 500 EAST FROM THE R-2-10 ZONE (MEDIUM DENSITY RESIDENTIAL) TO THE R-M ZONE (R-M RESIDENTIAL)

WHEREAS, the Millcreek Council ("Council") met in regular session on June 10, 2019 to consider among other things, an ordinance rezoning certain property located at approximately 3923 South 500 East from the R-2-10 Zone (Medium Density Residential) to the R-M Zone (R-M Residential); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-9a-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on March 8, 2019 the required notice was published; and

WHEREAS, on March 20, 2019 the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on March 20, 2019, the planning commission held the required public hearing with respect to this rezone; and

WHEREAS, at the March 20, 2019 planning commission meeting the Millcreek Planning Commission recommended approval of the proposed rezone; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on June 6, 2019 the Council caused the required notice to be given; and

WHEREAS, on June 10, 2019 the Council considered the rezone during a public meeting; and

WHEREAS, Section 19.06.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek City.

WHEREAS, Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission;

NOW THEREFORE, be it ordained by the Council that the property described in File # ZM-19-004 filed by John Baird located at 3923 South 500 East is hereby rezoned/reclassified from the R-2-10 Zone (Medium Density Residential) to the R-M Zone (R-M Residential) such property being more particularly described as follows:

Parcel No. 16-31-430-005
3923 South 500 East
Salt Lake City, UT 84107

Legal Description

LOT:9 BLK:6 SUBD:BIG FIELD SURVEY 10 ACRE PLAT A SEC/TWN/RNG/MER:SEC 31 TWN 1N RNG 1E BEG 134 FT S FR NW COR LOT 9 BLK 6 10 AC PLAT A BIG FIELD SUR S 57.69 FT E 158.1 FT N 57.69 FT W 158.1 FT TO BEG 0.2 AC.

BE IT FURTHER ORDAINED, that pursuant to Section 19.06.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 19.06.020.

This Ordinance, assigned Ordinance No. 19-24, 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 10th day of June, 2019.

MILLCREEK COUNCIL

By:_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-24: AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 3923 SOUTH 500 EAST FROM THE R-2-10 ZONE (MEDIUM DENSITY RESIDENTIAL) TO THE R-M ZONE (R-M RESIDENTIAL)
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-24 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 19-25

AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A DEVELOPMENT AGREEMENT FOR A MIXED-USE PROJECT LIMITED TO ONE DWELLING UNIT AND OFFICE ON FIRST FLOOR WITH RESPECT TO APPROXIMATELY 0.2 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 3923 SOUTH 500 EAST

WHEREAS, the Millcreek Council ("*Council*") met in regular meeting on June 10, 2019, to consider, among other things, an ordinance approving a development agreement for a mixed-use project limited to one dwelling unit and office use with respect to approximately 0.2 acres of real property located at approximately 3923 South 500 East; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council a Development Agreement for the referenced property ("Development Agreement"); and

WHEREAS, the Council has reviewed the Development Agreement and hereby finds that it is in the best interests of both parties to enter into the Development Agreement.

NOW, THEREFORE, **BE IT ORDAINED** that the Development Agreement is approved, and the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

PASSED AND APPROVED by the Council this 10th day of June, 2019.

M**ILLCREEK**

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-25: AN ORDINANCE OF THE MILLCREEK COUNCIL APPROVING A

DEVELOPMENT AGREEMENT FOR A MIXED-USE PROJECT LIMITED TO ONE DWELLING UNIT AND OFFICE ON FIRST FLOOR WITH RESPECT TO APPROXIMATELY 0.2 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 3923 SOUTH 500 EAST
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-25 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

When recorded, return to:

Millcreek
Attn: Jeff Silvestrini
3330 South 1300 East
Millcreek, UT 84106

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into this ___ day of _____, 2019, by and between Greystone Investments ("Developer"), for the land to be included in or affected by the project located at approximately 3923 S 500 E in Millcreek Utah, a municipal corporation of the State of Utah ("City"). The Developer and the City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, Developer owns approximately .21 acres of real property located at 3923 S 500 E in Millcreek, Utah ("Property") and intends to develop the Property. A legal description of the Property is attached hereto as exhibit "A." The Parties desire that the Property be developed in a unified and consistent fashion and establish minimum standards for a new development consisting of apartments and offices (the "Project") on the Property; and

WHEREAS, Developer hereby represent to the Millcreek Council that it is voluntarily entering into this Agreement; and

WHEREAS, Developer is willing to restrict the Property in a manner that is in harmony with the objectives of the City's General Plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as exhibit "A." No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the Millcreek Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Ordinances and Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable ordinances and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with applicable City standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions/criteria set forth in exhibit "B" and "C." The Project shall also comply with all requirements set forth in the minutes of the Millcreek Planning Commission and Millcreek meetings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property. This Agreement supersedes any and all development agreements that have been executed concerning the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party. This Agreement shall be binding upon any successors and assigns. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

DRAFT

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

8. **Integration. Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits A and B are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER: Greystone Investments
PO BOX 17232
Holladay, UT 84117

TO CITY: Millcreek
Jeff Silvestrini, Mayor
3330 South 1300 East
Millcreek, Utah 84106

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

DRAFT

12. **Limitation on Recovery for Default – No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Developer or and assignee shall be that of specific performance. Notwithstanding such limitation the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Develop or any assignee.

13. **Term of Agreement.** The term of this Agreement shall be until December 31, 2028 and shall automatically expire on such date.

14. **Force Majeure.** Neither party shall be liable or deemed to be in default for any delay, failure, or interruption in performance under the Agreement resulting, directly or indirectly, from acts of God, acts of civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions, or any other cause beyond the control of either party. Both Parties, however, agree to make good faith efforts to perform under this Agreement in the event of any such circumstance.

15. **Construction.** The Parties stipulate that this Agreement and all agreements or documents incorporated herein shall not be subject to the rule of construction that a written agreement is construed against the Party preparing or drafting that Agreement.

16. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

17. **No Waiver**. The failure of either Party to exercise in any respect a right provided for in this Agreement shall not be deemed to be a subsequent waiver of the same right or of any other right.

DRAFT

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

Millcreek

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

DEVELOPER

By: _____

Title: _____

DRAFT

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Jeff Silvestrini as the Mayor, respectively, of Millcreek, a Utah municipality.

_____
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of _____ 2019 by _____.

_____
Notary Public

DRAFT

Exhibit A

Parcel No. 16-31-430-005
3923 South 500 East
Salt Lake City, UT 84107

Legal Description

LOT:9 BLK:6 SUBD:BIG FIELD SURVEY 10 ACRE PLAT A SEC/TWN/RNG/MER:SEC 31 TWN 1N RNG 1E BEG 134 FT S FR NW COR LOT 9 BLK 6 10 AC PLAT A BIG FIELD SUR S 57.69 FT E 158.1 FT N 57.69 FT W 158.1 FT TO BEG 0.2 AC.

DRAFT

Exhibit B

Developer and the City agree that the proposed development will incorporate the following:

1. **Height.** The height of the main building will not exceed 16 feet measured from existing grade. The height of the garage may not be increased.

2. **Setbacks.** The setbacks for the building will be as set forth in Exhibit C.

3. **Parking.** The project will include 5 covered garage parking stalls, 2 uncovered guest parking stalls, and 1 ADA compliant parking stall as depicted in Exhibit C.

4. **Units.** The project will consist of an office unit on the first floor and a residential rental unit in the basement. Developer must obtain all appropriate business licenses for intended uses. Uses are limited to office use ~~business~~, short term residential rental, and ~~long term~~long-term residential rental.

5. **Lighting.** ~~Any security lights installed on the property shall be directed downward, and not disrupt adjacent properties.~~Lighting shall not be installed which permits light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.

6. **Fencing/Garage.** The garage shall be painted with graffiti resistant paint ~~and updated so the existing graffiti is gone~~. The garage on the property may only be used for the parking of vehicles for business owners and residents of the main building. The garage may not be rented to a third party that does not live or conduct business on the property. Fencing along the property shall be replaced as indicated in exhibit C. Materials for fencing shall be white painted wood. ~~.~~

~~7.~~ **Uses/License.** Uses will be limited to office us on the main floor and a residential use in the basement. Developer must obtain all appropriate business licenses for intended uses. Office uses means a use that involves transaction of business for a profession, service, industry, or government. Office uses include, but are not limited to: Architecture/Engineering/Design, Building Contractor (office only), Business Consulting Charitable Institutions, Computer Programming & Support, Detective Services Educational Services (tutor & testing), Employment Agency, Financial & Insurance Government Offices, Home occupation, Legal Services, Licensed Massage Therapy Practices, Management Services, Physical Therapy/Physical Rehabilitation, Medical & Dental with Laboratory, PR & Advertising, Property Development, Radio & TV Studio, Real Estate, Recording & Sound Studio, Research & Development, Research Agency, Surveying. All business and other activities conducted at the Property shall be conducted within the main building as depicted in exhibit C. Outside storage of any stock, materials, motor vehicles (other than parking for employee and visitor vehicles), or other property or items is not permitted.

~~8.~~7.

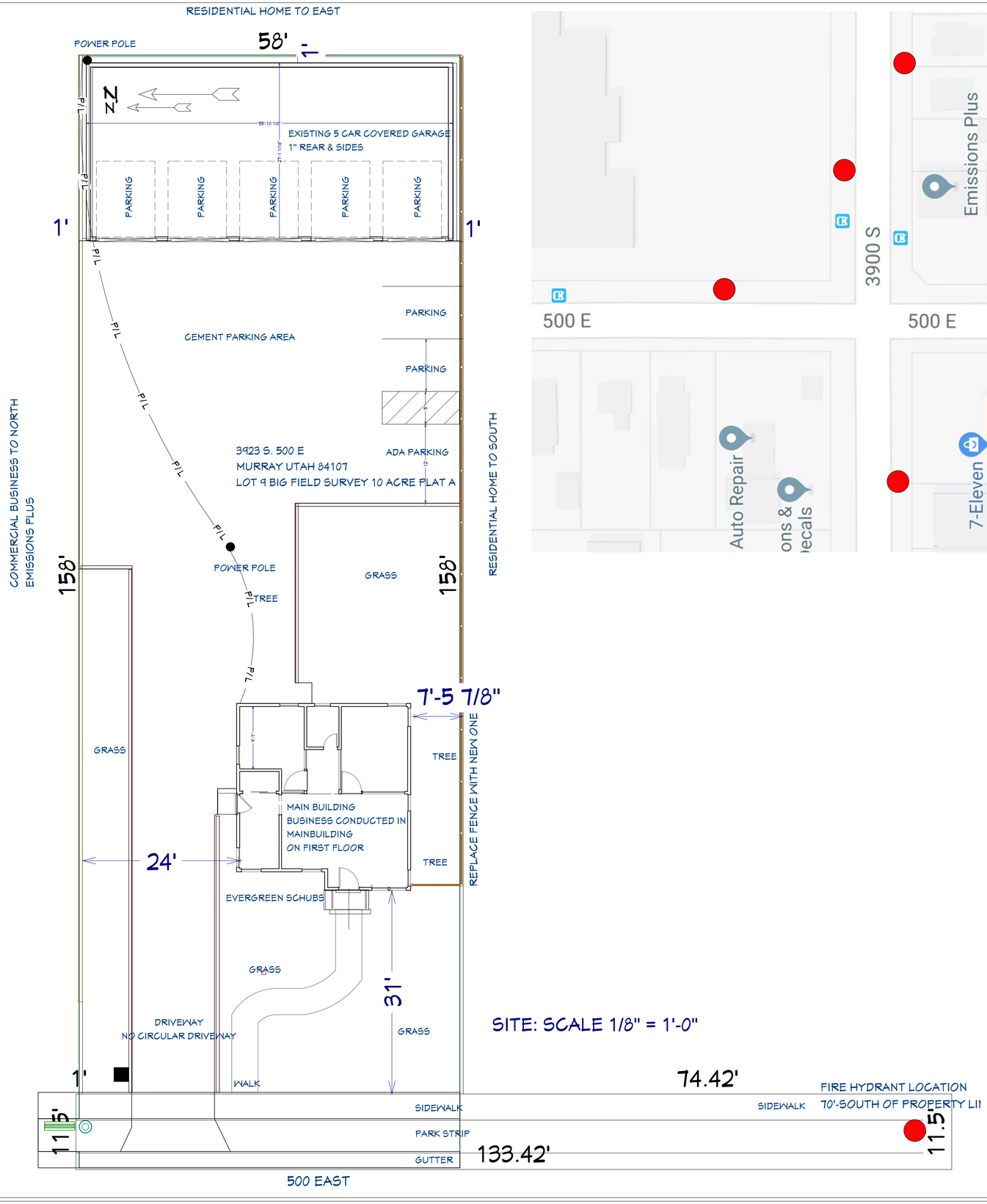
DRAFT

~~9.~~8. **Landscaping.** On or before 1 year from approval~~_____~~ -landscaping will be installed as depicted in exhibit C and be consistent with and maintained as provided in Millcreek Code 19.77. All tree maintenance work shall be performed in accordance with the latest revisions of ANSI A300 and ANSI Z133.1 Standards and as further detailed in the ISA Best Management Practices Tree Pruning booklet.

~~10.~~9. **Materials.** The Project will consist of materials that are consistent with the surrounding neighborhood and approved by Millcreek Staff.

~~11.~~10. **Constriction**. The Project shall be constricted substantially as depicted in exhibit C.~~.~~

DRAFT



SITE: SCALE 1/8" = 1'-0"

---FIRE HYDRNT LOCATIONS

---MAIN BUILDING HEIGHT FROM GROUND-14'-8"

--DET. GAR HEIGHT FROM GROUND-15'-7"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

SITE & LOCATION

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-898-9310

DATE:
3/28/19

SCALE:

SHEET:
P-1



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

BAIRD OFFICE
3923 S. 500 E.
MURRAY, UTAH 84107

RENDERING

DRAWINGS PROVIDED BY:
STONE HAVEN DESIGNS
STEVE:801-848-9310

DATE:
3/28/19

SCALE:

SHEET:
P-4

MILLCREEK, UTAH
ORDINANCE NO. 19-27

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3608 E. JUPITER DRIVE FROM THE R-1-8 ZONE (SINGLE FAMILY RESIDENTIAL) TO THE C-2 ZONE (COMMERCIAL)

WHEREAS, the Millcreek Council ("Council") met in regular session on June 10, 2019, to consider among other things, an ordinance rezoning certain property located at at 3608 E. Jupiter Drive from the R-1-8 (Single Family Residential) Zone to C-2 (Commercial) Zone; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-9a-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on May 3, 2019, the required notice was published; and

WHEREAS, on May 15, 2019, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on May 15, 2019, the planning commission held the required public hearing with respect to this rezone; and

WHEREAS, at the May 15, 2019 planning commission meeting the Millcreek Planning Commission recommended approval of the proposed rezone subject to a zone condition limiting the uses to public and quasi-public uses to facilitate the reconstruction of a fire station; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on June 5, 2019 the Council caused the required notice to be given; and

WHEREAS, on June 10, 2019, the Council considered the rezone during a public meeting; and

WHEREAS, Section 19.06.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek City; and

WHEREAS, Council finds that it is in the best interest of the citizens of Millcreek to adopt the rezone/map change as recommended by the Planning Commission.

NOW THEREFORE, be it ordained by the Council that the property described in File # ZM-19-008 filed by Millcreek located at 3608 E. Jupiter Drive is hereby rezoned/reclassified from from the R-1-8 (Single Family Residential) zone to the C-2 (Commercial) zone such property being more particularly described as follows:

Parcel No. 16-36-351-012

Legal Description

Easterly 10 feet of Lot 73 and all of Lot 74 of Mount Olympus Acres Subdivision

BE IT FURTHER ORDAINED, that pursuant to Section 19.06.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 19.06.020.

This Ordinance, assigned Ordinance No. 19-27, 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 10th day of June, 2019.

MILLCREEK COUNCIL

By:_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-27: AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3608 E. JUPITER DRIVE FROM THE R-1-8 ZONE (SINGLE FAMILY RESIDENTIAL) TO THE C-2 ZONE (COMMERCIAL)
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-27 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder

MILLCREEK, UTAH

ORDINANCE NO. 19-20

AN ORDINANCE OF THE MILLCREEK COUNCIL ADOPTING THE MILLCREEK CITY CENTER MASTER PLAN

WHEREAS, the Millcreek Council ("Council") met in regular meeting on June 10, 2019, to consider, among other things, adopting the Millcreek City Center Master Plan; and

WHEREAS, the Millcreek Council adopted the Millcreek Together General Plan and Map in February 2019; and

WHEREAS, the Millcreek Together General Plan calls for a small area plan to be developed for the Millcreek City Center; and

WHEREAS, the Millcreek City Center Master plan (referred to herein as the "Millcreek City Center Master Plan") has been developed for that purpose; and

WHEREAS, Utah Code Ann. § 10-9a-404 provides that the Planning Commission hold a public hearing and provide notice of the public hearing as required by Utah Code Ann. § 10- 9a-204 of the public hearing; and

WHEREAS, Utah Code Ann. § 10-9a-204 requires that notice be published in a newspaper of general circulation in the area, published on the Utah Public Notice Website created in Section 63F-1-701, mailed to each affected entity, and posted on Millcreek's official website; and

WHEREAS, on May 3, 2019, notice of the Planning Commission public hearing on the Millcreek City Center Master Plan was published in the *Salt Lake Tribune* and *Deseret News,* published on the Utah Public Notice Website created in Section 63F-1-701, and posted on Millcreek's official website, and on April 25, 2019 was mailed to each affected entity; and

WHEREAS, the Planning Commission held a public hearing on May 15, 2019, beginning at approximately 5:00 p.m. regarding the Millcreek City Center Master Plan; and

WHEREAS, on May 15, 2019, the Planning Commission recommended approval of the Millcreek City Center Master Plan with the following findings:

1. The proposed city center master plan creates a framework to implement the General Plan goal to establish the city center as the City's hub of commerce, governing, innovation, entertainment, art and culture.
2. The city center master plan establishes standards for building heights and designs that promote an iconic, walkable community and that respect surrounding neighborhoods.
3. The city center master plan establishes street standards that advance the General Plan goals for active transportation, walkability, and bike connectivity.
4. Implementation of the city center master plan will result in the creation of a significant urban park that will be a benefit to existing and future residents and be a legacy for the community; and

WHEREAS, on June 6, 2019 notice of a public meeting regarding the Millcreek City Center Master Plan was published on the Utah Public Notice Website created in Section 63F-1- 701 and posted on Millcreek's official website; and

WHEREAS, at the Council's June 10, 2019 public meeting, public comments were received; and

WHEREAS, the Council finds that it is in the best interest of the residents of Millcreek to adopt the Millcreek City Center Master Plan which was recommended by the Planning Commission for approval.

NOW, THEREFORE, **BE IT ORDAINED** by the Council that, based on staff presentation, public comments, and the Planning Commission finding the Council finds that the proposed Millcreek City Center Master Plan creates a framework to implement the Millcreek Together General Plan's goal to establish the city center as the City's hub of commerce, governing, innovation, entertainment, art and culture, the Millcreek City Center Master Plan establishes standards for building heights and designs that promote an iconic, walkable community and that respect surrounding neighborhoods, the Millcreek City Center Master Plan establishes street standards that advance the Millcreek Together General Plan goals for active transportation, walkability, and bike connectivity, and implementation of the Millcreek City Center Master Plan will result in the creation of a significant urban park that will be a benefit to existing and future residents and be a legacy for the community.

NOW, THERFORE BE IT FURTHER ORDAINED, that the Millcreek City Center Master Plan be adopted and sets forth proposed future development of the land within the area described in the Millcreek City Center Master Plan, a copy of which is attached as exhibit "A" to this Ordinance.

BE IT FURTHER ORDAINED, that the Millcreek Code of Ordinance be amended to reflect the adoption of the Millcreek Together General Plan and the Millcreek City Center Master Plan.

The Plan is on record with the City Recorder. The Plan will be effective June 11, 2019.

PASSED AND APPROVED this 10th day of June, 2019.

MILLCREEK COUNCIL

By:
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-20: AN ORDINANCE OF THE MILLCREEK COUNCIL ADOPTING THE MILLCREEK CITY CENTER MASTER PLAN
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-20 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____
Elyse Greiner, City Recorder



MILLCREEK

MHTN
ARCHITECTS

VODA

MILLCREEK CITY CENTER MASTER PLAN

MARCH 2019

Acknowledgments

THE FOLLOWING CONTRIBUTED TO THE MILLCREEK CITY CENTER MASTER PLAN:

Project Steering Committee

Christy Dahlberg Wasatch Front Regional Council
Francis Xavier-Lilly Community Development Director Millcreek
Mike Winder Economic Development Director Millcreek
John Miller Engineering - Millcreek
Robert May Planning - Millcreek
Erin O'Kelley Planning - Millcreek
Blaine Gehring Planning - Millcreek
Nicole Lindsay Assistant to the Director of Economic Development - Millcreek
John M. Janson, AICP City Consultant - Millcreek

Millcreek Planning Commission
Millcreek City Council
Millcreek Residents and Businesses

Planning Team

Peggy McDonough President, Architect, MHTN Architects
Ryan Wallace Project Manager & Urban Designer, MHTN Architects
Dan Smith Planner & Landscape Architect, MHTN Architects
Lindsay Johnson Planner, MHTN Architects
Amanda Dillon Visualization Specialist, MHTN Architects
Jordan Hogenson Community Planner, MHTN Architects
Mark Morris Placemaking Specialist / Urban Designer, VODA
Jeff Alls Urban Designer, VODA
Benj Becker Zions Public Finance
Maria Vyas Transportation Planner, Fehr & Peers Transportation Consulting
Tim Baird Transportation Planner, Fehr & Peers Transportation Consulting
AJ Shaffer Civil Engineering, Ward Engineering

MILLCREEK CITY CENTER MASTER PLAN

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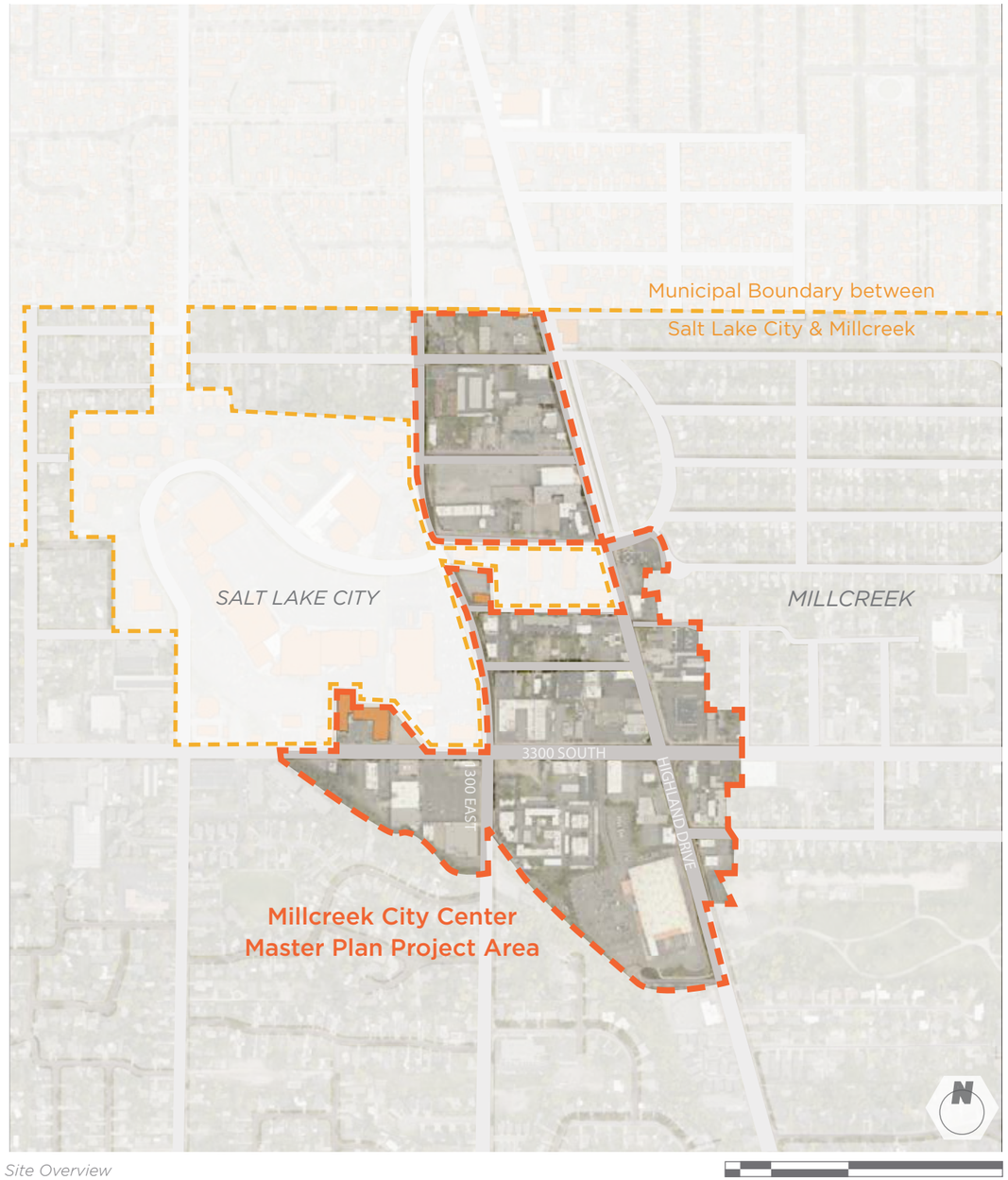
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06 Phasing and Implementation 6.1

07 Appendix 7.1



Site Overview

A. PLAN OVERVIEW

The Millcreek City Center Master Plan provides a more detailed vision for the City Center concept, that was suggested in the General Plan. It considers how the district between Highland Drive and 1300 East from 3300 South to Elgin Avenue can incorporate urban design and placemaking strategies to promote the creation of an identifiable, vibrant City Center, which is one of the General Plan's key goals. The first key step in this planning process is to understand existing conditions and needs to be addressed in the City Center.

The project area is just under 100 acres, which includes large expanses of surface parking and aging commercial buildings, as well as limited residential uses. Given the potential for infill development, there are many possibilities to add mixed use development and attract new economic opportunity and residents to the City.

The expected population growth along the Wasatch Front anticipates an ongoing need for more variety in housing choice, and Millcreek is no exception. In initial meetings to create a City Center, residents expressed some hesitation about how this new type of development might impact and encroach upon the community's strong, traditional neighborhoods and great mountain views. Significant public outreach including two walking tours and three open houses helped foster a healthy dialogue about how the new City Center could be respectful of these community principles while providing new social, environmental, and economic benefits to the City. At the final open house held in January 2019, neighbors and local businesses were excited about the plan and decisions they had participated in creating. These decisions addressed concerns of longtime residents by finding the appropriate mix of housing, commercial, and public spaces to support the character of the surrounding residential neighborhoods.

Analysis of current travel behaviors in the study area show a lack of walking and biking. Improved infrastructure that promotes more active forms of transportation may change those patterns. Complete streets that create safer environments with a mix of pedestrian, bike and vehicle accommodations are a key strategy for promoting change. Well designed transportation systems will play a key part in the success of the City Center's adaptability for growth. This type of investment adds significant value to the surrounding properties, and creates the type of public environment that lends itself to development to support the City Center that will provide value to all of Millcreek.

Millcreek hosted community walking tours: one in Holladay and one in Sugar House. The intent was to hear from residents, generate discussion, and illicit important feedback. These responses helped inform the design team, City, and citizens moving forward in the creation of a City Center Plan. Learning from these and other relevant precedents helped generate ideas and define the vision for Millcreek's City Center.

In order to realize this vision, coordination with Salt Lake City concerning potential annexation of a peninsula of land located along Miller Avenue will be required. This would entail revisions to the municipal boundaries creating a contiguous area to implement the City Center Master Plan.

B. CONFORMANCE WITH THE GENERAL PLAN

Since the beginning of the *Millcreek Together* General Plan in the Summer of 2017, more than 2,000 Millcreek residents, businesses and other stakeholders participated in 22 outreach opportunities throughout the planning process. Four major phases of the planning effort were supported by stakeholder interviews, public meetings, community events, and other outreach efforts. The first phase of the process focused on introducing the General Plan process to the community and gathering information about trends and conditions. The second phase involved developing overarching vision themes and goals to provide direction for the Plan. Based on input from Millcreek residents, businesses, and leaders, seven Vision Themes were identified which provide the framework for organizing the General Plan. The Vision Themes are:

1. UNIQUE NEIGHBORHOODS

Millcreek is a City of proud, stable, unique, and emerging neighborhoods that offer a variety of home types, vibrant gathering areas, and access to quality community amenities.

2. VIBRANT GATHERING PLACES

Millcreek's centers are the heart of community activity, characterized by walkability, unique spaces, commercial areas, and character compatible with Millcreek neighborhoods.

3. THRIVING ECONOMY

Millcreek's economic diversity thrives by being inviting, supporting local businesses, attracting an innovative and adaptive workforce, investing in amenities that promote a better quality of life, and encouraging a range of business sizes and types.

4. GREAT CONNECTIONS

Millcreek strives to offer a range of pedestrian, bicycling, transit, and vehicle transportation choices through a cohesive network of safe and reliable streets and trails that connect all residents to their destinations.

5. HEALTH AND ENVIRONMENT

Millcreek supports environmental and human health by establishing and protecting open spaces; protecting healthy fish and wildlife habitats; providing active transportation options; improving local water and air quality; improving access to nutritious foods; and other sustainable practices.

6. OUTDOOR LIFESTYLE

Millcreek is the gateway to recreation with opportunities from the Wasatch Mountains to the Jordan River, including majestic views of the mountains, expansive parks, and accessible trails, creeks, and open spaces.

7. ENHANCED CULTURE

Millcreek embraces the cultural and demographic diversity of its residents and businesses, and supports and promotes a variety of arts, cultures, and education opportunities as essential parts of an engaged community and life-long learning.



Attribution: Millcreek General Plan, Logan Simpson

MILLCREEK TOGETHER:
GENERAL PLAN 2019

The City Center would be the highest concentration of development found anywhere in Millcreek. It is the focal point for the City, the center of government, cultural, office, commercial, financial, transportation and other activities with a variety of day and night activities that attract visitors from throughout the City and region. Major arterials provide access and the City Center is envisioned to have both local and regional transit connections. Pedestrian access and movement would be high, and consideration for pedestrians is paramount. New development should be sensitive to the context of the surrounding neighborhoods and districts, and build on the strengths and character of these established areas.

The City Center is Millcreek's most intense development area, envisioned as a regional center for commerce and culture. The City Center should evolve into a vibrant, mixed-use area with a range of employment, services, and housing. It should be highly walkable and well-connected by multiple types of transportation and transit. It should have a balanced mixture of jobs and housing, and contain amenities that support residents, workers and employers within the center and also throughout the City. It is also envisioned that the City Center would be a central public gathering place, and home to many of Millcreek's entertainment and cultural institutions. The Center should also highlight and celebrate historic signage and landmarks in the area, such as the Villa Theater.

The vision for a City Center was born out of the second Vision Theme: Vibrant Gathering Places. Specifically, the General Plan calls for support of a City Center as the heart of Millcreek to give residents a centralized citywide gathering area. The General Plan enumerates the following strategies for its City Center Goal:

- Continue to refine, adapt, and expand the Town / City Center Overlay Zone as the City Center develops and evolves.
- Maintain City Codes to support reduced on-site parking, limited parking lot areas between the public right-of-way and buildings, design elements that enhance visual impressions from the street, multi-modal access, and the safety and enjoyment of the on-site pedestrian experience.
- Establish a parking management plan to regulate on-street parking that supports business patrons and visitors.

This City Center Master Plan implements this important General Plan Goal and its strategies.

C. VISION AND GOALS

A WALKABLE URBAN PLACE THAT IS ICONIC

Focusing on pedestrian experience and forming human-scaled walks and buildings are crucial to the creation of active public spaces that Millcreek residents will frequently enjoy. This urban space will help define the City of Millcreek by providing a distinct experience from the nearby Holladay Village Center and Sugar House Central Business District.



AN AMENITY AND GATHERING PLACE FOR THE WHOLE CITY

Creating a community gathering space for both large organized events and casual daily interactions is vital to facilitate opportunities for uniting community members. Providing a variety of gathering spaces and amenities will help attract a diverse range of community members and contribute to its active year-round use by residents of all ages and abilities.



AN ENGINE OF EMPLOYMENT, POPULATION, AND TAX BASE TO HELP KEEP TAXES LOW FOR MILLCREEK

Providing economic energy and opportunities for the community is critical to the long-term health of the community. The new Millcreek City Center is located at nearly the geographic center of the community and presents a significant opportunity for employment and tax base in Millcreek.



DESIGN SHOULD SUPPORT TRANSPORTATION ALTERNATIVES

Transportation is key in the success of the City Center's adaptability for growth over time. Complete streets with a mix of pedestrian, bike and vehicle accommodation within a single right-of-way are a necessary component along with planning for future potential transit service in the area. The design will look to integrate these options into the City Center to support the needs and desires of a wide variety of users including Millcreek residents and visitors.

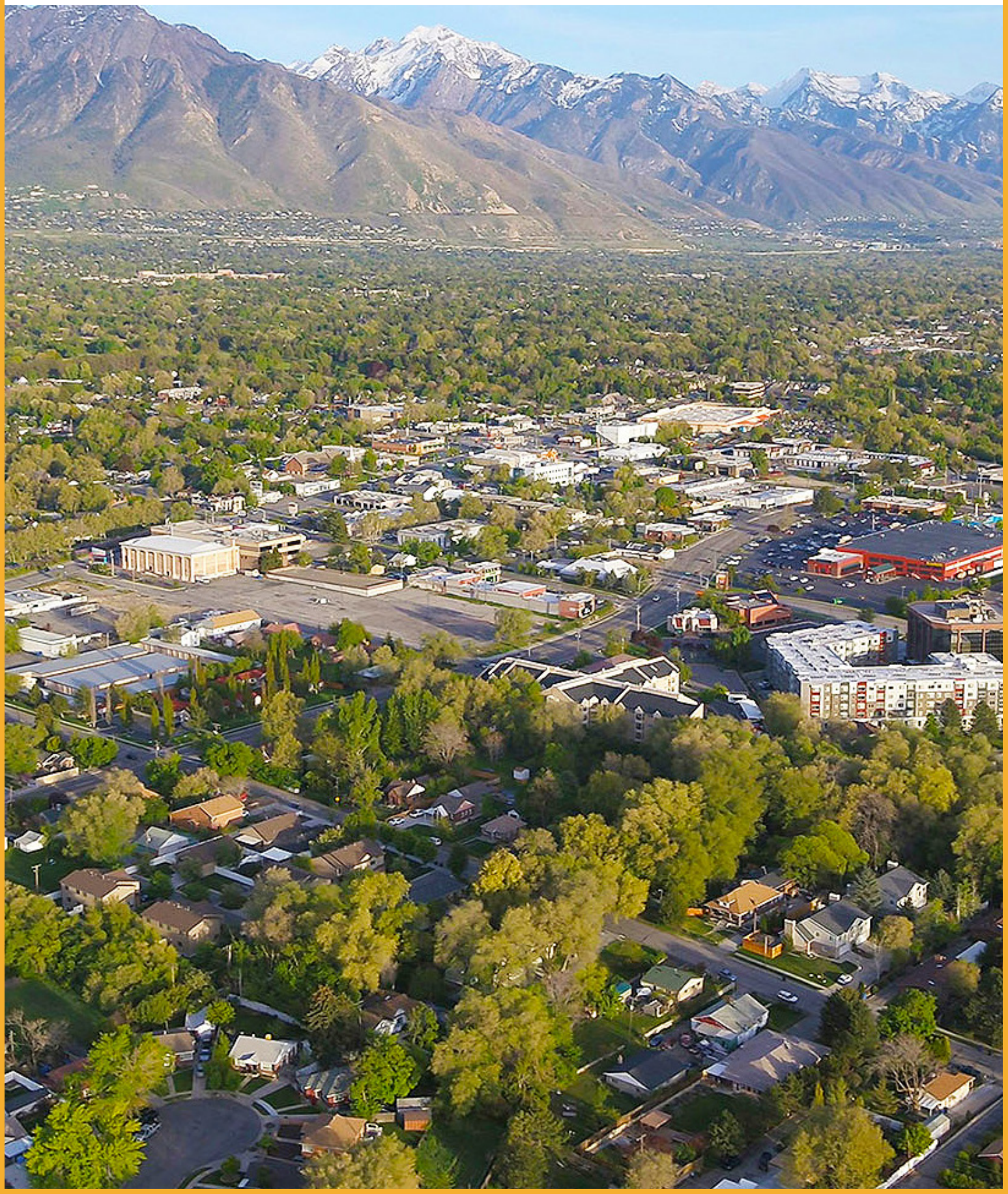


RESPECT SURROUNDING EXISTING RESIDENTIAL NEIGHBORHOODS

The community must be engaged and feel empowered to participate meaningfully in defining the goals and outcomes of this important project. Their involvement and interaction during the planning process is needed to properly address concerns and achieve the desired outcomes for the new City Center.

In the City Center Plan section of this document, key principles and themes which emerged from public involvement, and were later incorporated into the City Center Master Plan, have been identified. For more information please visit pages 3.4-3.5 and 3.20.

EXISTING CONDITIONS 02



A. EXISTING FRAMEWORK

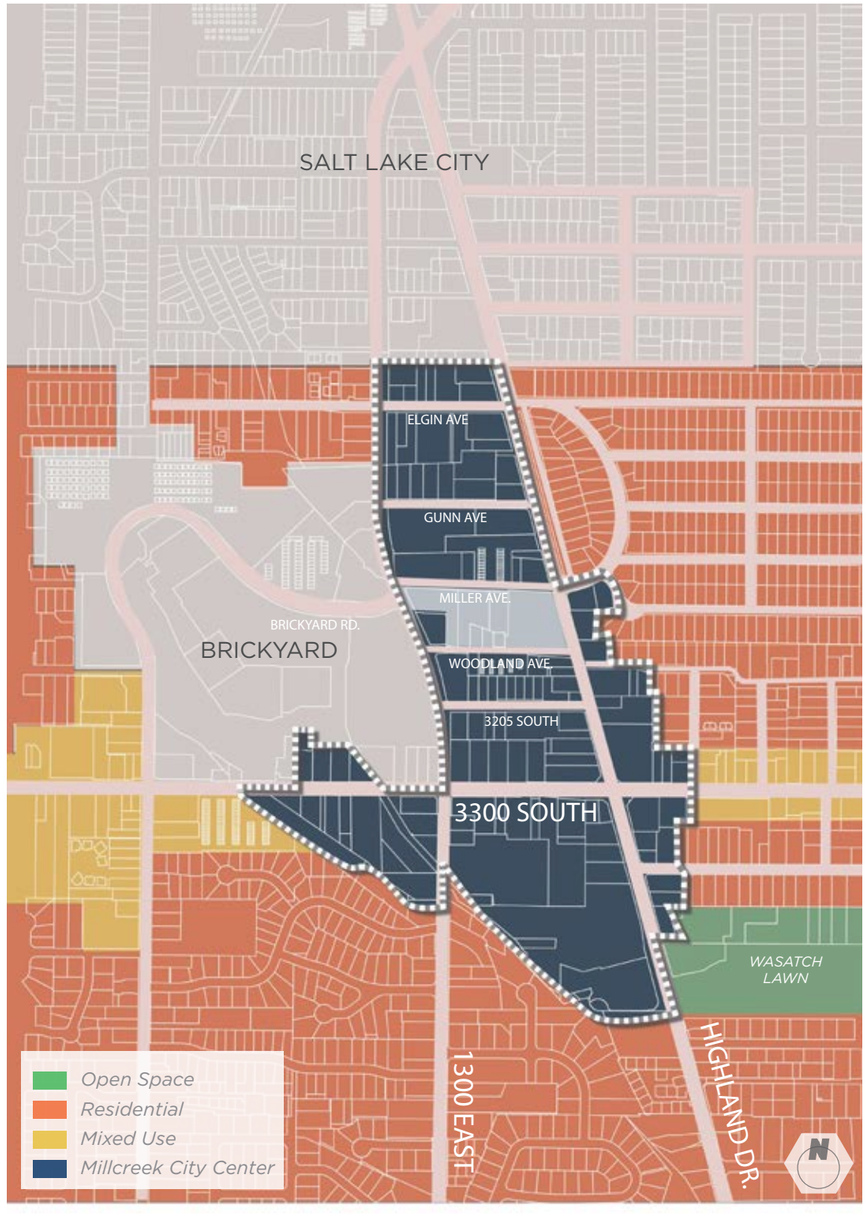
The Millcreek City Center's urban framework is defined by the long arterial roads of 3300 South, Highland Drive and 1300 East. A number of small businesses are spread along these roads in strip malls and office parks with occasional older houses and multi-family units. Residential neighborhoods from the 1950's and 60's surround these streets and accommodate area residents as they travel throughout the Salt Lake Valley. The majority of the growth and development in this area of Salt Lake County occurred in the years following the Second World War and reflects typical suburban land patterns and reliance on the automobile that define this period of progress and economic development in American cities.

The rigid Salt Lake City street grid maintains major north to south and east to west arterial roads. 1100 East and 1300 East break their strict orthogonal orientation between 3300 South and 2700 South as they enter the City Center around the Brickyard area. Highland Drive crosses the street grid in a northwest to southeast diagonal direction. This prominent street's alignment creates an identifiable uniqueness to the surrounding arterial streets and presents the opportunity for interesting blocks, unlike anything elsewhere in the Salt Lake Valley. Surrounding residential streets to the south of Mountair also break the rigid orthogonal pattern forming cul de sacs and winding to accommodate changes in grade and existing natural systems.

The Brickyard commercial area is part of Salt Lake City along with a portion of the Millcreek City Center area between Miller and Woodland Avenues. The gap created by this condition presents an obstacle to the City in terms of creating a unified City Center, as well as providing utility infrastructure in this area.

Streets like Highland Drive, 1300 East, and 3300 South are wide and focus on accommodating vehicular traffic. There are limited sidewalks and virtually no bike lanes or other infrastructure intended to make it easy for people to avoid driving if they choose. East of Highland Drive, the Wasatch Lawn Memorial Park forms one of the area's only significant green spaces; parks and public open space are lacking. The Mountair Streetscape, which was platted in the 1950's as a traditional open space and a buffer between homes to the east and the Highland Drive commercial district to the west, is located along Highland Drive. Today this streetscape is well known for its Lilac trees which have become an area landmark. Although the streetscape has been neglected for decades, the City intends to realize and integrate its vision of long-ago to make this an iconic landscaped feature within the City Center.

The surrounding single-family houses also add to the character of the area. However newer, denser multifamily housing occurs sporadically and is beginning to become more frequent as cost of living rises and housing availability diminishes.



Existing Land Use Context

B. ASSETS, WEAKNESSES, AND OPPORTUNITIES

ASSETS

The Millcreek City Center is located approximately in the City's geographic center. Millcreek values its commanding views of Mount Olympus and the Wasatch Front, which is a defining characteristic of the project area and the Salt Lake Valley.

Residents and others passing through can easily access the site, which is located at a prominent intersection of several major regional thoroughfares.

Another distinguishing characteristic of the study area is its unique urban form as compared to many other such districts throughout the region. 1300 East (known as Richmond Street in the project area) follows the orthogonal street grid which defines the pattern of the Salt Lake Valley, while Highland Drive cuts diagonally across the ordered network of streets, creating a series of triangular blocks. The project area exhibits this phenomenon writ large.

Millcreek is well-known for its tight-knit, stable residential neighborhoods, several of which are located immediately east, west and south of the study area. Much of the development within the project boundaries are architecturally sterile. However, there are several establishments which have become iconic for their service to the community over many decades. The Villa Theatre is foremost among these, having been an important community gathering place since 1949, and its sign and entrance along Highland Drive are considered major community landmarks. The new owners have maintained the building, and today it functions as a rug gallery. Other notable buildings include favorite community restaurants, Tres Hombres, and Crown Burger, both located along Highland Drive.



North aerial view of the City Center

WEAKNESSES

While easy access by car is considered a strength by many members of the community, it has resulted in an environment devoted to serving people in cars and not to people walking or on bikes. A walk through the study area reveals a notable lack of infrastructure devoted to pedestrians and cyclists. It is an unpleasant experience due to the rate of speed of vehicles, resulting road noise and inconsistent and unattractive pedestrian facilities such as sidewalks, landscaped park strips, overhead lighting or other urban design elements which contribute to an enjoyable streetscape experience. Billboards and other visual clutter such as overhead power lines detract from the otherwise pleasant views to the mountains. While the community is known for its connection to nature, the project area is bereft of any park or open space which could further reinforce the connection to nature many Millcreek residents feel is the community's primary identifying characteristic.

The street grid within the study area is largely disconnected with the grid of the surrounding residential neighborhoods creating challenges



Southwest aerial view of Millcreek



East aerial view of Millcreek

for people walking or biking who wish to cross Highland Drive or Richmond Street, creating an isolated feeling of disconnection. Locals have been known to describe it as "the island." Several bus routes serve the area, providing access to the University of Utah, Downtown Salt Lake, and connections to regional fixed rail systems. However the bus waiting facilities for these are generally lacking, creating unpleasant experiences for those waiting to use public transportation. Details on current transit service are found on page 2.8.

Another condition which quickly becomes obvious when visiting the project area is the significant amount of underutilized land which is currently vacant or used as surface parking. Parking issues abound for businesses like JoAnn's and Tres Hombres. There are a number of forlorn or dilapidated properties in the area, and a handful of properties that have long been a target for code compliance actions. Infrastructure in the area, particularly stormwater infrastructure is aging and largely insufficient to meet current needs, and would require upgrades to accommodate any significant growth. Meanwhile, across Richmond Street in Salt Lake City is the Brickyard Commercial District, which provides a significant commercial tax base to that city.

OPPORTUNITIES

The resulting development patterns in the project area leave much to be desired. However, this current lack of identity provides an opportunity for the City to draw on other sources of inspiration to generate an identity for this district which can serve to unite the residents of Utah's newest city, which was also the state's tenth largest city at the moment it incorporated. The connection Millcreek has to nature is an obvious choice for inspiration for the district. Orienting future development to protect viewsheds to the mountains and valleys will be crucial. A major fault line runs roughly northwest to southeast through the study area. Due to building limitation, there is a natural opportunity to create open space and highlight this natural feature in the design.

The urban form, a street grid bounded by major regional thoroughfares, created long, east-west oriented blocks, unique to this region. These could easily be divided in a north-south direction, creating smaller, more walkable blocks and a more interesting pedestrian environment. Active transportation connections may be made to the McClelland Trail, currently in the planning phases connection north to Salt Lake along a canal through the Brickyard area. Ideas have been discussed which suggest building upon the history and heritage of Villa Theatre. The final outcome will likely be a layering of these ideas, rich with heritage and culture which represent Millcreek.

Property owners are beginning to show significant interest in the project area, having recognized its easy access and relative proximity to desirable urban centers such as Sugar House and the Holladay Village Center. Several projects are already under way, with a few others at varying stages of planning and design. The opportunity exists to encourage development which builds upon and recognizes the distinguishing characteristics of the community, while meeting future needs for affordable housing and a vibrant urban center. The City should harness this private sector interest as it creates a more permanent civic space.



South aerial view of Millcreek

C. TRANSPORTATION

MAJOR STREETS

Millcreek City Center is defined by three arterial roads: 1300 East, Highland Drive, and 3300 South. Within the project area, east-west connectivity is provided by local streets which are predominantly disconnected from the surrounding residential neighborhoods and the Brickyard commercial center.

HIGHLAND DRIVE

Highland Drive is generally configured as a four-lane cross-section through the project area, with left turn lanes present at its intersection with 3300 South and a right turn pocket in the northbound direction at Crescent Drive (3130 South). It has a curb-to-curb width of approximately 50 feet for most of the study area, widening to approximately 65 feet at the intersections of Miller Avenue and 3300 South. In addition, Highland Drive is separated from the parallel Mountair Drive by an approximately 30 foot wide vegetated buffer area.

Sidewalks are present on both sides of Highland Drive; however, the continuous rolled/depressed curb condition on the western side from Miller Avenue to Elgin Avenue results in a condition in which the pedestrian zone and vehicle ingress/egress continuously overlap with each other, providing a lower degree of protection and separation for pedestrians. The eastern side of Highland also has a large gap with no sidewalks between Miller Avenue and Elgin Avenue. Sidewalks on both sides of the street predominately lack a park strip or buffer zone.

According to UDOT's statewide estimates, Highland Drive experiences an average annual daily traffic volume of 19,000 vehicles per day.

1300 EAST (RICHMOND STREET)

1300 East is configured as a five-lane cross section (two through lanes and one center two-way left turn lane) through the project area, with a right turn pocket present at the southbound approach to 3300 South. Adequate space also exists for off-street parking on the eastern side of the roadway north of Gunn Avenue. Sidewalks are present on both sides of 1300 East from south of 3300 South to Gunn Avenue, typically with a park strip between the curb and the pedestrian zone. According to UDOT's statewide estimates, 1300 East experiences average annual daily traffic volumes of 18,000 to 20,000 vehicles per day across the study area.

Both Highland Drive and 1300 East have existing traffic volumes that are at or above the approximate capacity thresholds for a three-lane configuration. With approved and planned new/re-development in the study area we would expect that future demand will only grow, further increasing utilization of the roadway capacity that's in place today. However, Highland Drive's lack of a center left turn lane reduces the efficiency of its existing configuration substantially, especially in the context of closely spaced driveways on its western side. Depending on factors including future increases in demand, any access management strategies implemented, and potential diversion of traffic to 1300 East, a three-lane reconfiguration for Highland Drive and possibly the utilizations of roundabouts, might yield similar or better operational characteristics, while creating more space for pedestrian/bicycle amenities. A detailed traffic study of the proposed reconfiguration will take place to identify likely impacts on both Highland Drive and 1300 East.

3300 SOUTH

3300 South is configured as a five-lane cross section (two through lanes and one center two-way left turn lane) through the study area. At the intersection with Highland Drive, an additional right turn pocket is also present for the eastbound approach. West of Richmond Street, a narrow concrete median is also present. Off-street parking is not permitted on 3300 South within the study area, as no painted shoulders are present. Sidewalks exist on both sides of 3300 South with widths of 4 to 6 feet; however, most of these sidewalks have little or no buffer zone/park strip between the pedestrian zone and adjacent travel lanes.

According to UDOT's statewide estimates, 3300 South experiences average annual daily traffic volumes of 25,000 to 27,000 vehicles per day across the study area.

MINOR STREETS

The minor streets within the study area primarily provide east-west connectivity across Millcreek City Center and access to businesses and residences located therein. The majority of these streets do not connect through to adjacent neighborhoods, with Elgin Avenue and Miller Avenue/Crescent Drive serving as the primary direct connections to the residential areas east and west of the study area.

These minor streets are predominately 28 and 34 feet wide (curb-to-curb); Elgin Avenue is an exception with a curb-to-curb width of approximately 44 feet. Continuous sidewalks are present on Elgin Avenue and most of Miller Avenue, whereas the sidewalk network has significant gaps on Gunn Avenue, Woodland Avenue, and 3205 South. Additional information about street widths can be found on pages 5.14 - 5.15.

BICYCLE CONNECTIVITY

Currently, no dedicated bicycle routes or protected bicycle infrastructure exists within the study area. The Salt Lake County Active Transportation Implementation Plan and Millcreek's draft General Plan recommend several bicycle routes in or adjacent to the study area, as discussed under 'Local and Regional Planning Context' below.

TRANSIT SERVICE

UTA bus service runs along all three of the major streets that define the study area. UTA's 213 (1300 East-1100 East) bus runs along 1300 East through the study area, providing service between the University of Utah and Midvale Center Station. It stops adjacent to 3300 South, Woodland Avenue, Miller Avenue (southbound only), and Elgin Avenue. The 213 bus runs on half-hour headways until early evening on weekdays and Saturdays. The 213 does not run on Sundays.

The UTA 220 bus (Highland Drive-1300 East) runs along Highland Drive through the study area, with service between downtown Salt Lake City and 9400 South. It stops adjacent to 3300 South, Miller Avenue/Crescent Drive, and Elgin Avenue/3010 South. On weekdays, the 220 bus runs on approximately 15-20 minute headways during AM peak hours, 10-15 minute headways during PM peak hours, and 15-30 minute headways during midday and evening off-peak periods. Saturday service runs on half-hour headways, while Sunday service runs on hourly headways.

The UTA 33 bus (3300 South) runs along 3300 South through the study area, providing service between West Valley City and Wasatch Boulevard. The 33 bus stops adjacent to both Highland Drive, 1300 East, and approximately 750 feet further east on 3300 South (at approximately 1200 East). The 33 bus runs on weekdays on 15 minute headways during AM peak, midday, and PM peak times, and half-hour headways during weekday early mornings, weekday late evenings, and weekends.

Most bus stops within the study area for all three of these routes consist of signage only, with few shelters, benches, waste receptacles, or other improvements present.

LOCAL AND REGIONAL PLANNING CONTEXT

Millcreek's draft General Plan, *Millcreek Together*, emphasizes the City's desire to improve accessibility by walking, biking, and transit. The Plan depicts several improvements to mobility and circulation in the project area:

Recently, the City approved a development agreement for new mixed use buildings along Gunn Avenue, that will include the creation of a complete street, including sidewalks and angled parking, along the sections of Gunn Avenue that are being developed. The intersections of Miller Avenue with 1300 East and Highland Drive are both depicted as locations for pedestrian crossing improvements. A bicycle boulevard is proposed along Miller Avenue, connecting east to Crescent Drive and Gregson Avenue.

Sidepaths are bicycle paths located next to roadways. A two-way shared use sidepath is proposed to run along 1300 East from Miller Avenue to 3300 South before turning onto 3300 South and extending westward to Millcreek's boundary with South Salt Lake at 700 East or to a proposed buffered bike lane on 1100 East.

The eastbound and westbound bus stops at 1300 South and 3300 East are proposed priority locations for bus stop enhancements, such as shelters. Alongside these specific locations for improvements, the General Plan recommends that crossing improvements include treatments such as high-visibility and/or raised crosswalks, colored pavement, bicycle detectors and signal heads, and (at non-signalized intersections) Hybrid Advanced Warning signals.

The Salt Lake County Active Transportation Implementation Plan depicts several planned bicycle routes in or adjacent to the study area, as shown on the map below:

A shared use path from Crandall Avenue to East Gunn Avenue approximately half a block west of 1300 East, following the Jordan and Salt Lake Canal (as part of the larger Jordan and Salt Lake Canal Trail planned in Salt Lake City).

An east-west route on 3010 South and Elgin Avenue, constructed mostly as a neighborhood byway/bike boulevard, with a short protected or buffered bike lane between Highland Drive and 1300 East.

A north-south bicycle route along 1100 East (briefly diverting to 1000 East between Elgin Avenue and East Riches Avenue [3190 South]), which would take the form of a neighborhood byway/bike boulevard north of Riches Avenue, and a buffered or protected bike lane south of Riches Avenue.



Salt Lake County Active Transportation Implementation Plan and Legend

WFRC REGIONAL TRANSPORTATION PLAN

The Wasatch Front Regional Council (WFRC) Regional Transportation Plan (RTP) depicts major planned transit and highway projects for the Wasatch Front region (see Projects Map on the following page). In and adjacent to the project area, enhancements are recommended for several transit and highway projects:

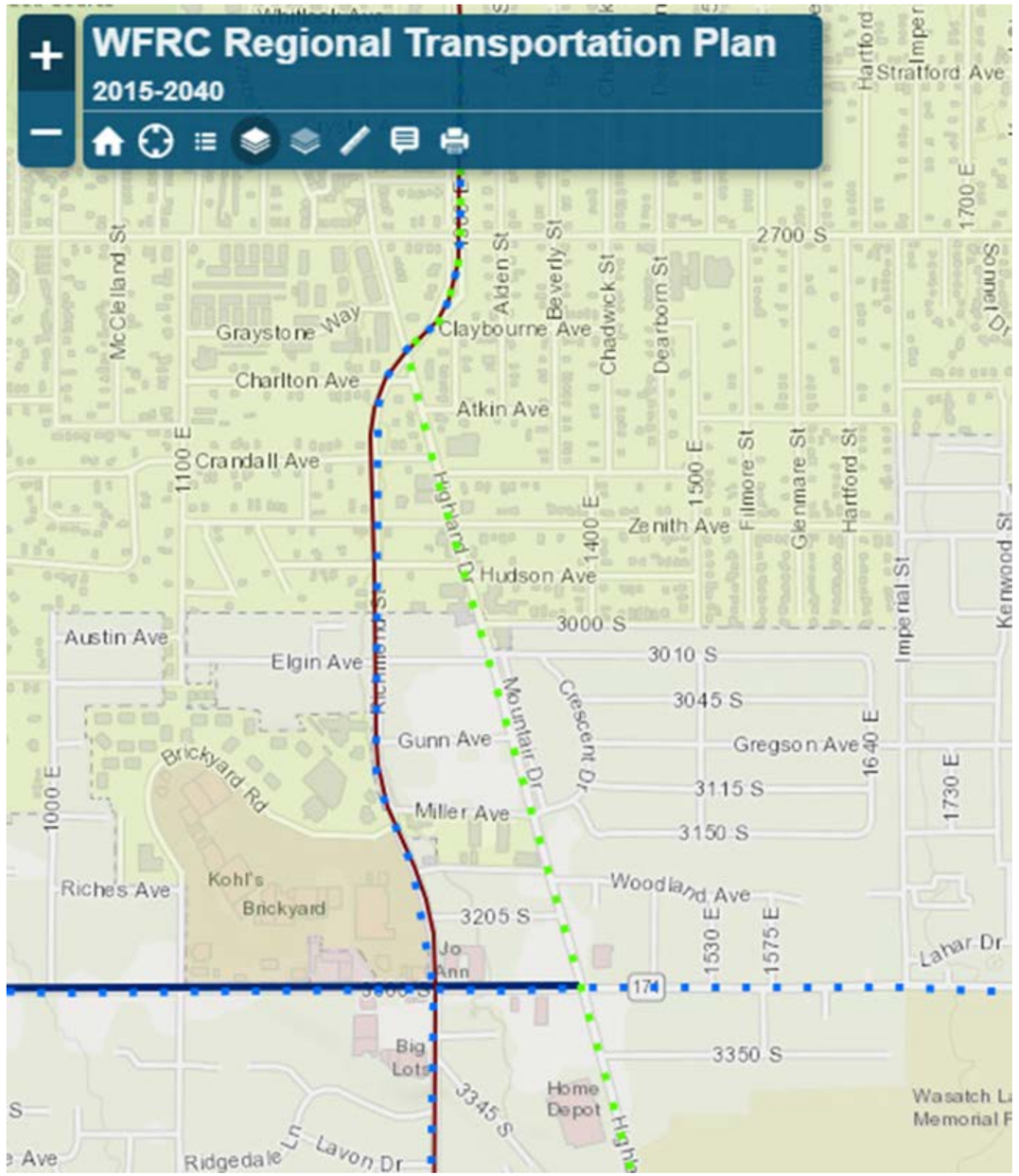
- Operational enhancements are recommended for 3300 South (Phase 2)
- Operational enhancements are recommended for 1300 East (Phase 1)
- Enhanced bus service/stop improvements are recommended for Highland Drive (Phase 3)
- Bus rapid transit service/stop improvements are recommended for 1300 East (Phase 2)
- A combination of enhanced bus/bus rapid transit service/stop improvements are recommended for 3300 South (Phase 2)

UDOT's Statewide Transportation Improvement Program (STIP) lays out a six-year plan for highway and transit projects across the state. STIP projects planned for this area include a drainage improvement and pavement preservation project on 3300 South between State Street and Highland Drive, as well as signal improvements for 3300 South at 1300 East.

Transit investments in the Brickyard area have been studied in the past. The Sugar House Phase 2 Alternatives Analysis, sponsored by the Utah Transit Authority and Salt Lake City, evaluated alternatives extending from the current end-of-line station for the Sugar House Streetcar. One alternative studied alignments connecting the streetcar to Brickyard shopping center along either 1300 East or Highland Drive. These alignments were screened out early on, because they were not as competitive as other potential alignments in meeting the goals outlined by Salt Lake City and the Utah Transit Authority; however, Millcreek City may have other goals for transit that are different from those in the Phase 2 Alternatives Analysis. In light of the proposed new City Center, a light rail analysis could be conducted that might result in different recommendations today. Future redevelopment of the Brickyard could also increase demand.

ALTERNATIVE	RECOMMENDATION	NOTES
North Alignments		
900 East	Eliminate	900 East was eliminated because of low employment served and it would bypass the center of the Sugar House
1100 East	Advance	Would serve employment, residential, and Westminster college
1300 East	Eliminate	1300 East was eliminated because there are few economic development opportunities and proximity to major interchange access.
East Alignments		
2100 South	Advance	Would serve the center of Sugar House and performed well in ridership
South Alignments		
Highland Drive	Eliminate	Highland Drive was eliminated because it had low public support and would bypass the center of Sugar House
1300 East	Eliminate	1300 East was eliminated because of major traffic issues through the I-80 interchange and low public support

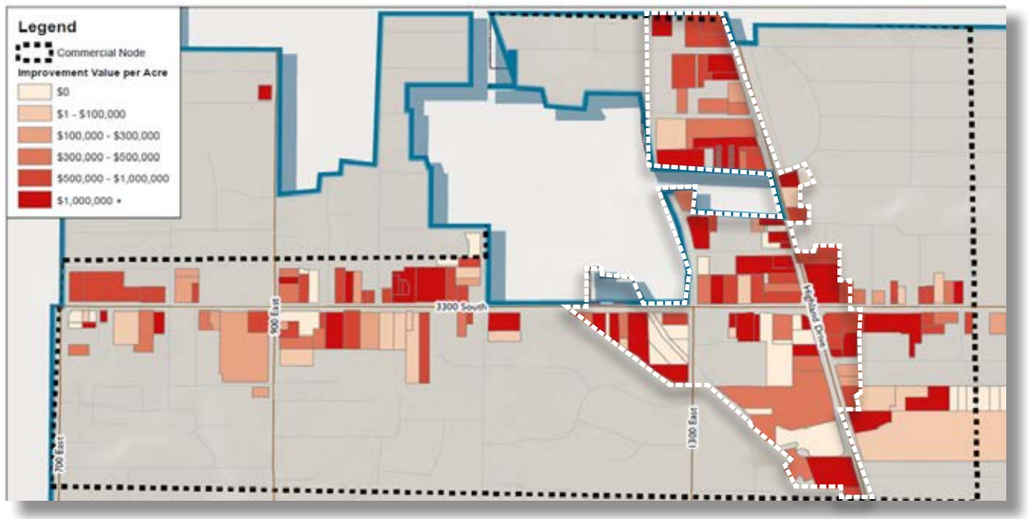
A screening matrix from the Alternatives Analysis



WFRC Regional Transportation Plan

D. ECONOMICS

IMPROVEMENT VALUES PER ACRE - STUDY AREA AND SURROUNDING INFLUENCES



- Map shows low improvement values at the key intersection of 3300 South and 1300 East
- Some midblock sites show low improvement values, suggesting redevelopment potential

OVERALL MARKET CONDITIONS

RETAIL MARKET:

There is a moderate amount of existing vacancy for retail properties in the study area - roughly 15 to 20 percent, with month-to-month leases increasing total to potential near-term vacancy to 25-30 percent. Retail rents are flat in the study area, and will continue as such until vacant space is absorbed or re-purposed.

Retail square feet per capita is notably high in the region, and is forecast to decline significantly. Currently near $40 square feet per capita, with brokers and developers indicating that $15-$20 square feet per capita is likely more appropriate for future years. Retail closest to Brickyard and the intersection of 3300 South and 1300 East has the best possibility of succeeding based on locational desirability. A City Center design, with entertainment and restaurant draws, could attract users to retail options that don't have frontage on the main thoroughfares in the study area.



Roughly 14% of Millcreek's overall retail sales occur in the study area

RETAIL MARKET - CONTINUED

For all of Millcreek, retail sales average $52 per square foot. At 3300 South and 2300 East, retail sales average $40 per square foot. At Olympus Cove, retail sales average $130 per square foot. In the study area, retail sales average $102 per square foot.

Brickyard Plaza (retail only) has an assessed value of roughly $36.7 million. It generates nearly $575,000 annually directly to Salt Lake City in property tax and sales tax revenues. Brickyard is experiencing vacancy issues, and is intended for long-term redevelopment that will remove some of the bigger-box uses.

According to a recent financial analysis, Millcreek's overall sales leakage, as of the start of 2017, is noted at 46% (with a capture rate of 54%). Roughly $480,000,000 is "leaked" to neighboring communities.

Categories of significant leakage in Millcreek include the following:

- Automobile dealers - $98 million, 3% capture
- Gasoline stations - $22 million, 28% capture
- Clothing stores - $45 million, 9% capture
- Accommodations - $47 million, 0.3% capture
- Restaurants - $66 million, 48% capture
- Department stores - $114 million, 36% capture

Millcreek has a high capture rate (139%) for grocery stores, which is notable considering that Harmon's is in Salt Lake City and on the boundary of Millcreek. Other grocery users within the city attract users from neighboring cities into Millcreek, offsetting the impact of Harmon's.

OFFICE MARKET:

There is a lack of Class A space in Millcreek, and particularly within the study area. Millcreek has limited professional business space, with residents indicating that they want more options to work within their city. Strong demand exists for additional office space in nearby markets such as Sugar House, Holladay, and Cottonwood Heights. There is a need for additional medical office space, including uses that are not locationally dependent upon St. Mark's Hospital (i.e., chiropractors, dental, orthodontics).

The presence of daytime population (i.e., offices) has become a major consideration for retailers. An active office market will result in a feasible city center development.

Building heights are feasible at near five stories in the subject area, with likely parking to be provided at 4.5 stalls per thousand square feet. However this requirement may be reduced by considering shared parking structures and analyzing the enhanced walkability in the City Center, reducing the need for parking spaces.

Covered parking is feasible for mid-rise office, at key sites in the subject area. Parking needs are increasing for office tenants, as employee square foot needs are declining.

Tenants looking in the market are being priced out of Sugar House and the I-15 corridor. These tenants are looking for rental rates that equate to Class B space in secondary markets. The subject study area will be considered a largely Class B location, initially, but can support some Class A construction types for specific uses. A significant amount of sublease space will be entering the market in the next 18 months, creating some weakness for the Class B market.

Floor plates in the study area should be flexible, allowing for users from 2,000 to 10,000 square feet, and larger users are currently unlikely.





RESIDENTIAL MARKET:

There is a healthy residential market in the region, with developer interest noted to be strong around the study area. Returns for housing product continue to outpace most other real estate returns, resulting in strong interest from developers. A record number of housing permits were issued in the first two quarters of 2018 and are anticipated to be equivalent with the planned, incoming population growth. Multifamily housing permits are now outpacing single-family housing permits for Utah.

Renters in the area are looking for increased amenities in comparison to the renter profile of five years ago. Millcreek's residential vacancy rate is near 3.5% at the time of this plan's release (March 2019).

Covered parking garages are feasible in the study area, assuming four and five-story buildings are constructed, either over a podium or as a separate structure.

INVESTMENT CONDITIONS:

The Federal Government has designated part of the City Center area as a Qualified Opportunity Zone. Opportunity Zones provide tax benefits for investments in designated areas. That factor, in combination with the City's steps to establish a community reinvestment area in the study area, create development incentives that are unique to this area.

As a result, the region is seeing record low for capitalization rates for nearly all product types. Capitalization rates (CAP rates) are the rate of return expected on an investment and are based on the net income a property is expected to generate. These rates are at historic lows for office and residential product along the Wasatch Front.

INVESTMENT CONDITIONS - UTAH

	2017	2018 Projections
Total Sales Volume	$2.6 Billion	$2.7 Billion
Total SF (Commercial	11.0 Million	11.0 Million
Total Units (Multifamily)	5,800 Units	6,000 Units
Average Capitalization Rate	6.35%	6.25%





Opportunity zone areas are positioned to see significant capital inflow for real estate projects. However there is some concern about aggressive sales practices in the residential market that historically reflect "heated" markets or markets that have experienced prolonged periods of growth.

Investment interest in Utah from out-of-state investors increased significantly in 2017 and early 2018 and is expected to continue.

E. UTILITIES

All developments create an impact on the existing wet infrastructure (Water, Sewer, and Storm Drain). As part of the developments proposed with the creation of the Millcreek City Center, the infrastructure will need to be upgraded. Each utility provider requires developers to pay impact fees to assist in upgrading of the infrastructure. The following sections detail the type of improvements required by developments likely to occur within the proposed City Center.

CULINARY WATER SYSTEMS

One of the major factors in the sizing of the water lines is the ability to fight fires. The Fire Code establishes the required flow necessary to fight fires based upon building size, type, and construction. It also allows for the Fire Marshal to reduce the fire flow requirements if fire sprinklers are installed in the buildings. Standard fire flow requirements for commercial (retail, apartments, etc) is between 3,000 and 4,000 gallons per minute (with Sprinkler Reduction). In order to provide this kind of flow the water lines will need to be upgraded to a 12-inch or 16-inch line depending on the system water pressures. Further investigation will be required at the time of each proposed development to determine the required pipe size to provide fire flow and culinary water service. If total replacement of the system is desired by the City in one single project rather than a series of smaller interventions, a special services district could be formed to resolve the need in a more organized and uniform fashion.

SANITARY SEWER

Sewer system sizing is based upon the type of use within the developments. Eight-inch sewer lines are typically able to serve approximately 250 equivalent residential units. The existing sewer lines are no larger than eight inches in diameter. Further analysis is needed at the time each structure is proposed. It is likely that the sewer lines will need to be up-sized to handle future flows. Coordination with the sewer provider will be required to finalize the pipe sizes needed for developments in the Millcreek City Center.

STORMWATER

With new developments there is typically an increase in stormwater generation. The location of this development does not have the infrastructure in place to handle stormwater flows. Typical requirements placed on development limit the release of stormwater flows to 0.2 cfs/acre. The developments are required to detain the remaining flows on site. Stormwater detention can be achieved by either surface or subsurface basins with an orifice plate at the discharge. Subsurface detention can be achieved by gravel packs or with underground stormwater collection galleries, such as StormTech or RainGuard systems. These products have greater storage volume than a gravel pack with similar dimensions but are typically a costlier item.

Low Impact Development (LID) is a leading stormwater management strategy that seeks to mitigate the impacts of runoff and stormwater pollution as close to its source as possible. Urban runoff discharged from municipal storm drain systems is one of the principal causes of water quality impacts in most urban areas. It can contain pollutants such as trash and debris, bacteria and viruses, oil and grease, sediments, nutrients, metals, and toxic chemicals that can negatively affect the ocean, rivers, plant and animal life, and public health.

LID comprises a set of site design approaches and best management practices (or BMPs) that are designed to address runoff and pollution at the source. These LID practices can effectively remove nutrients, bacteria, and metals while reducing the volume and intensity of stormwater flows. As new development/redevelopment occurs in the study area Millcreek City is encouraged to implement best management practices in stormwater management.

IRRIGATION WATER

Irrigation water is present throughout the project area. Millcreek City should investigate the possibilities of accessing this water for appropriate uses such as landscape irrigation within the City Center.

IMPACT FEES

Service providers charge impacts fees to developments in order to provide adequate service. These fees are used to upgrade infrastructure such as sewers, roads, and utility lines. However, there are limitations to how and when funds are used. Impact fees are required to be used on capital projects in the area of the new development that are identified by the services provider. For the Millcreek City Center to take advantage of these fees, they will need to coordinate with service providers in the early phases of development. Millcreek also recently enacted a Parks Impact Fee which can be used for capital improvements.

A list of utility providers was generated with Blue Stakes during the review of services on site. Table 1 shows the recorded providers and whether or not service is provided in the area.

The attached exhibits show the existing locations and size of the utilities as provided by the service agencies listed in Table 1. Of particular note is the presence of three potential companies to provide fiber network service, however at the time of the creation of this plan, none currently provide service within the project area. Millcreek City should engage the potential providers and determine a plan of action for providing fiber service in the City Center in the near future.

Table 1: Utility Service providers around the proposed Millcreek City Center.

Provider Name	Utility	Service in the Area (Yes/No)
American Telephone & Telegraph (AT&T)	Communication /Fiber	No
Comcast	Cable TV / Fiber	Yes
Century Link	Communication & Fiber	N/A
First Digital Telecom	Phone	Yes
Google Fiber	Fiber	N/A
MCI/Verizon Business	Fiber	N/A
Mt Olympus Improvement District	Sewer	Yes
Dominion Energy	Natural Gas	Yes
Rocky Mountain Power	Power	Yes
Salt Lake City Corporation	Roads	N/A
Salt Lake County Operations Division	Traffic Signals	N/A
Salt Lake City Public Utilities	Water/Sewer/ Storm Drain	Yes
UDOT Region II	Fiber Optics / Traffic Signal	Yes
Salt Lake County Utilities	Sewer/ Storm Drain	Yes



Figure 1 - GAS EXHIBIT

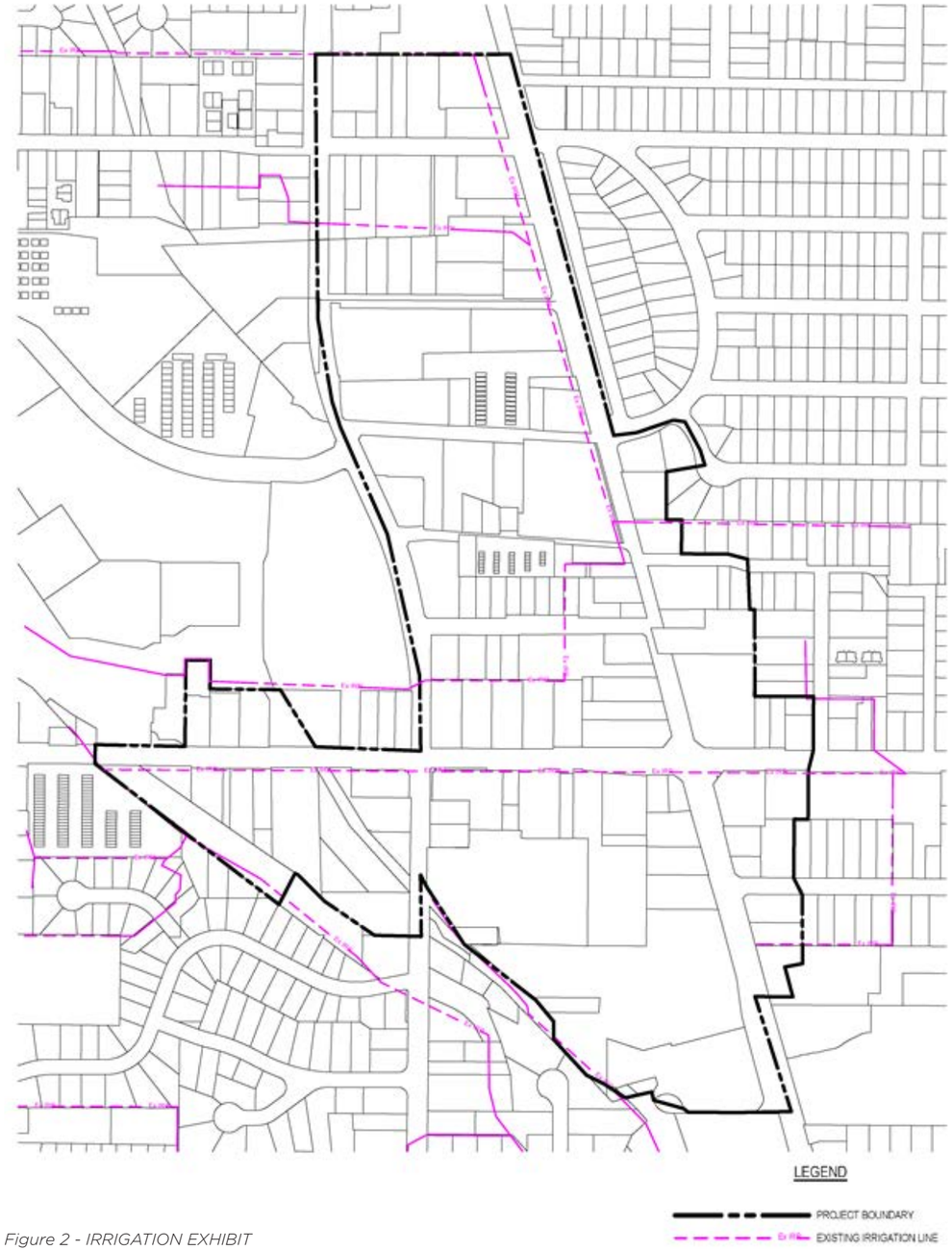


Figure 2 - IRRIGATION EXHIBIT

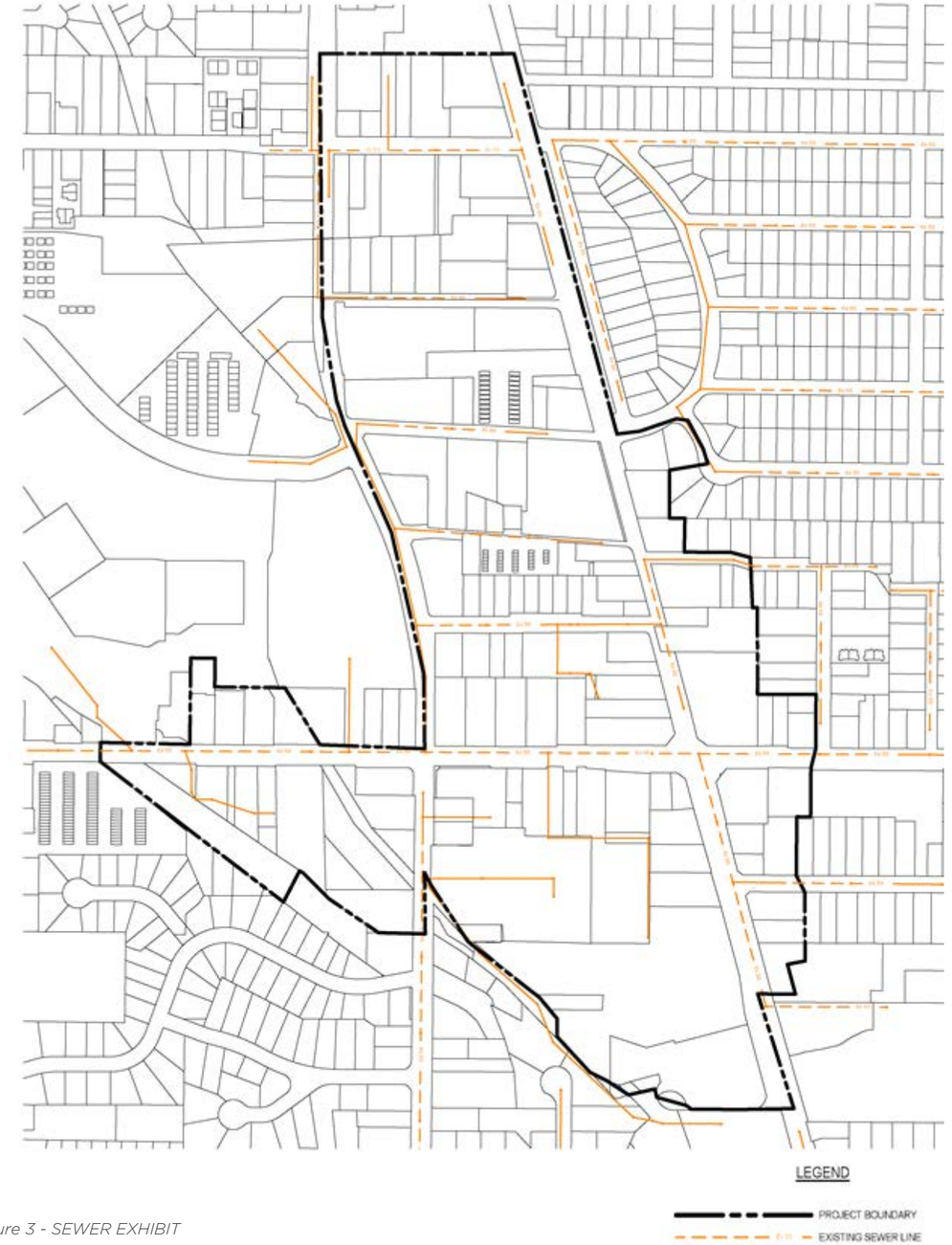


Figure 3 - SEWER EXHIBIT

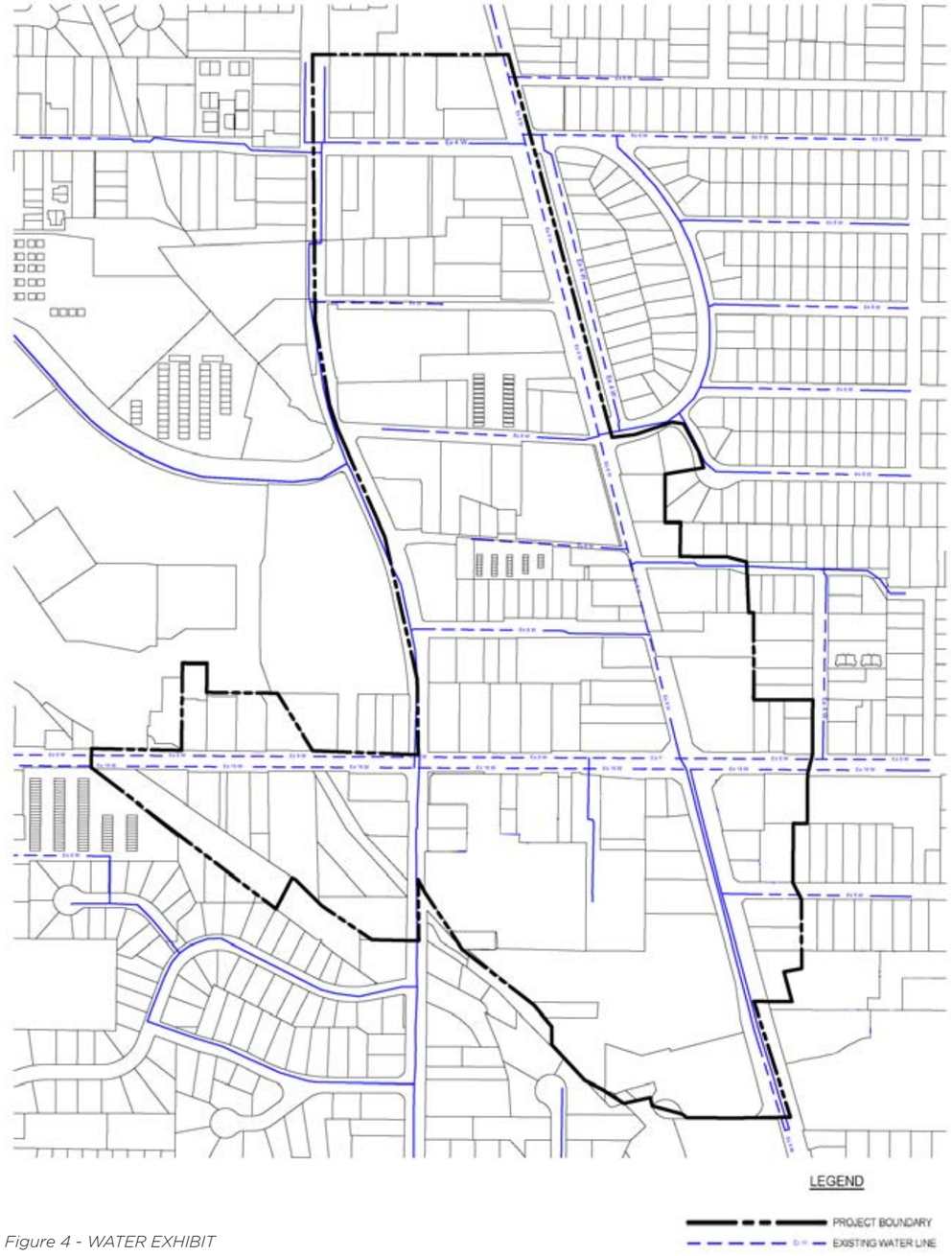


Figure 4 - WATER EXHIBIT

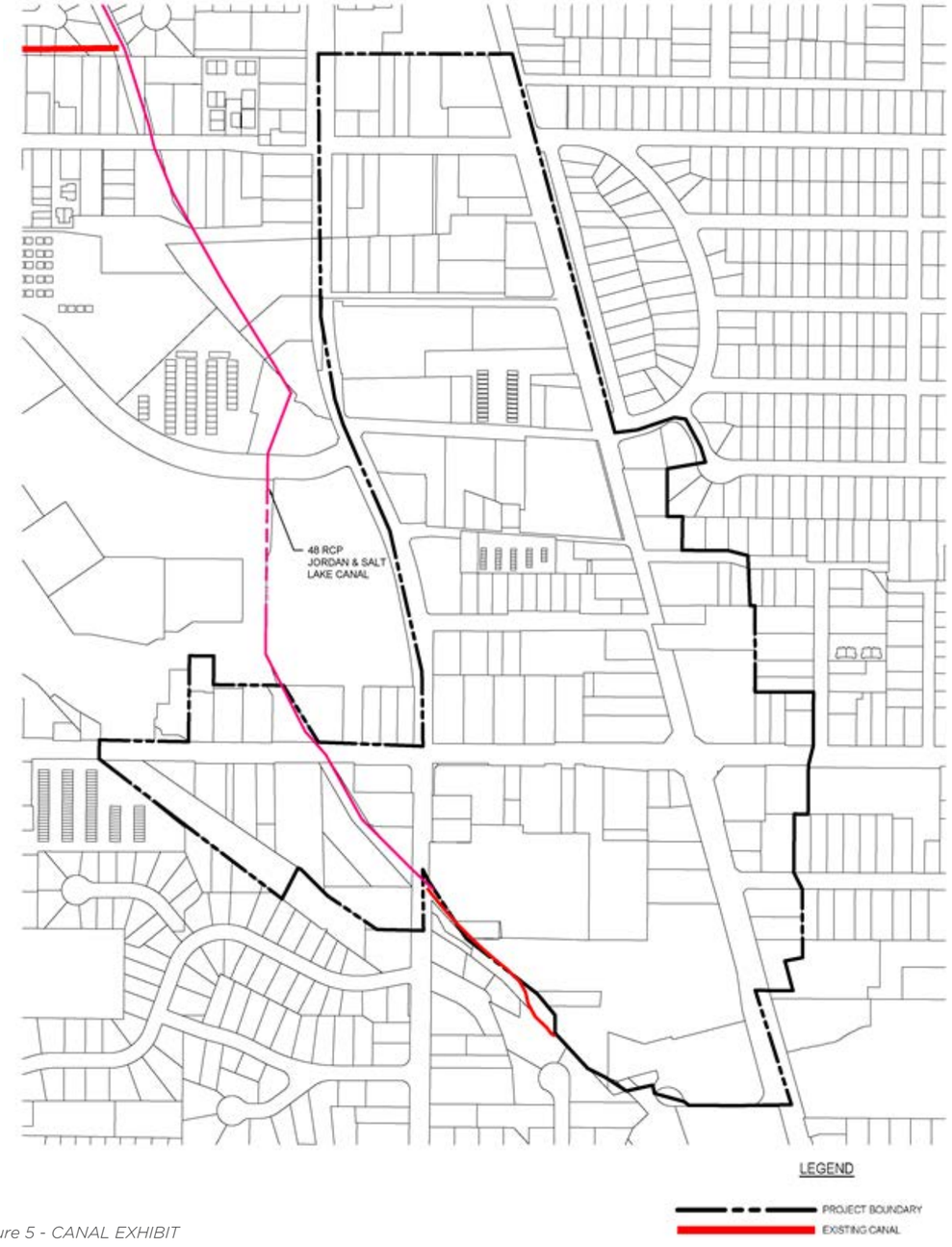


Figure 5 - CANAL EXHIBIT

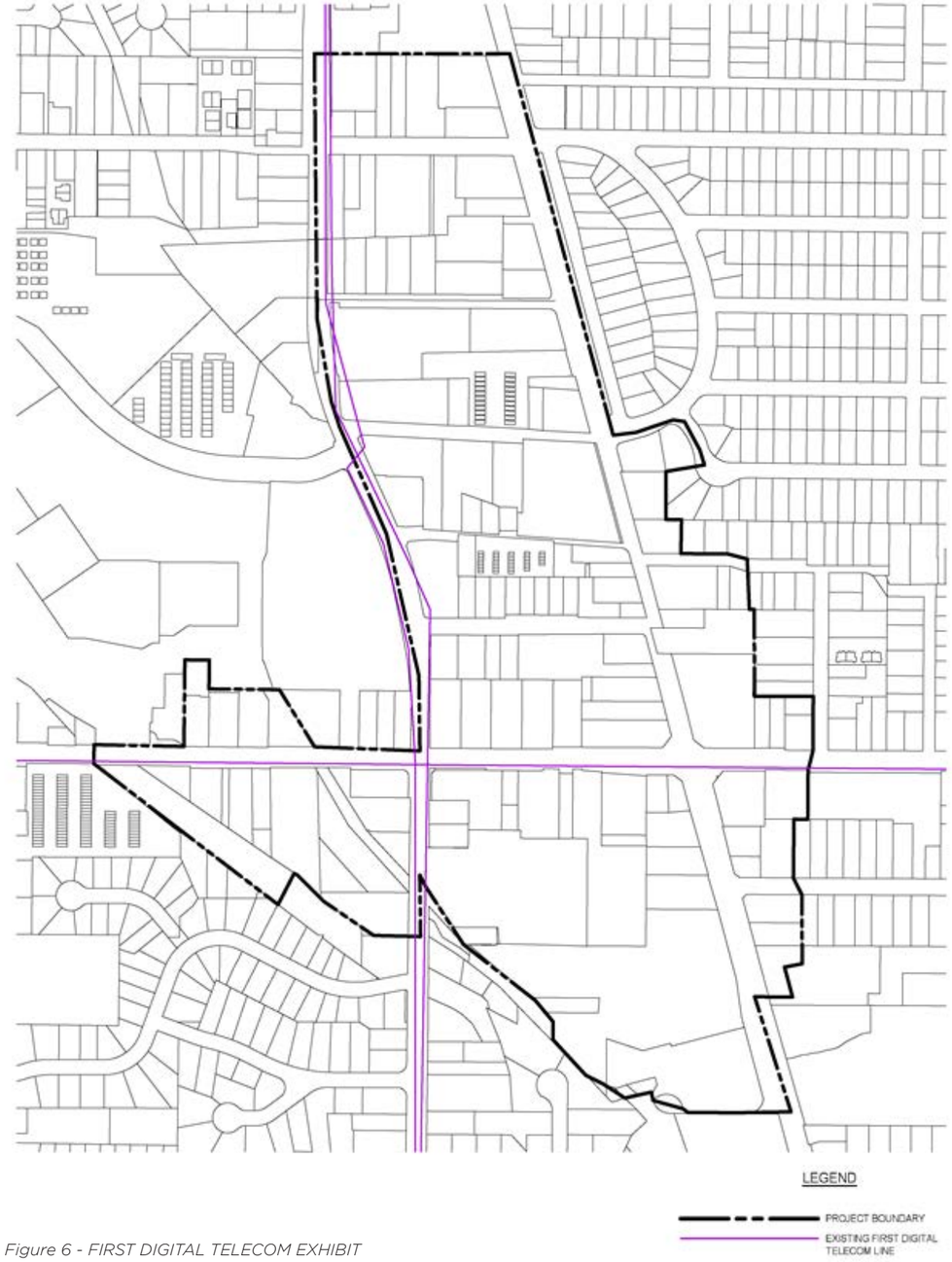


Figure 6 - FIRST DIGITAL TELECOM EXHIBIT

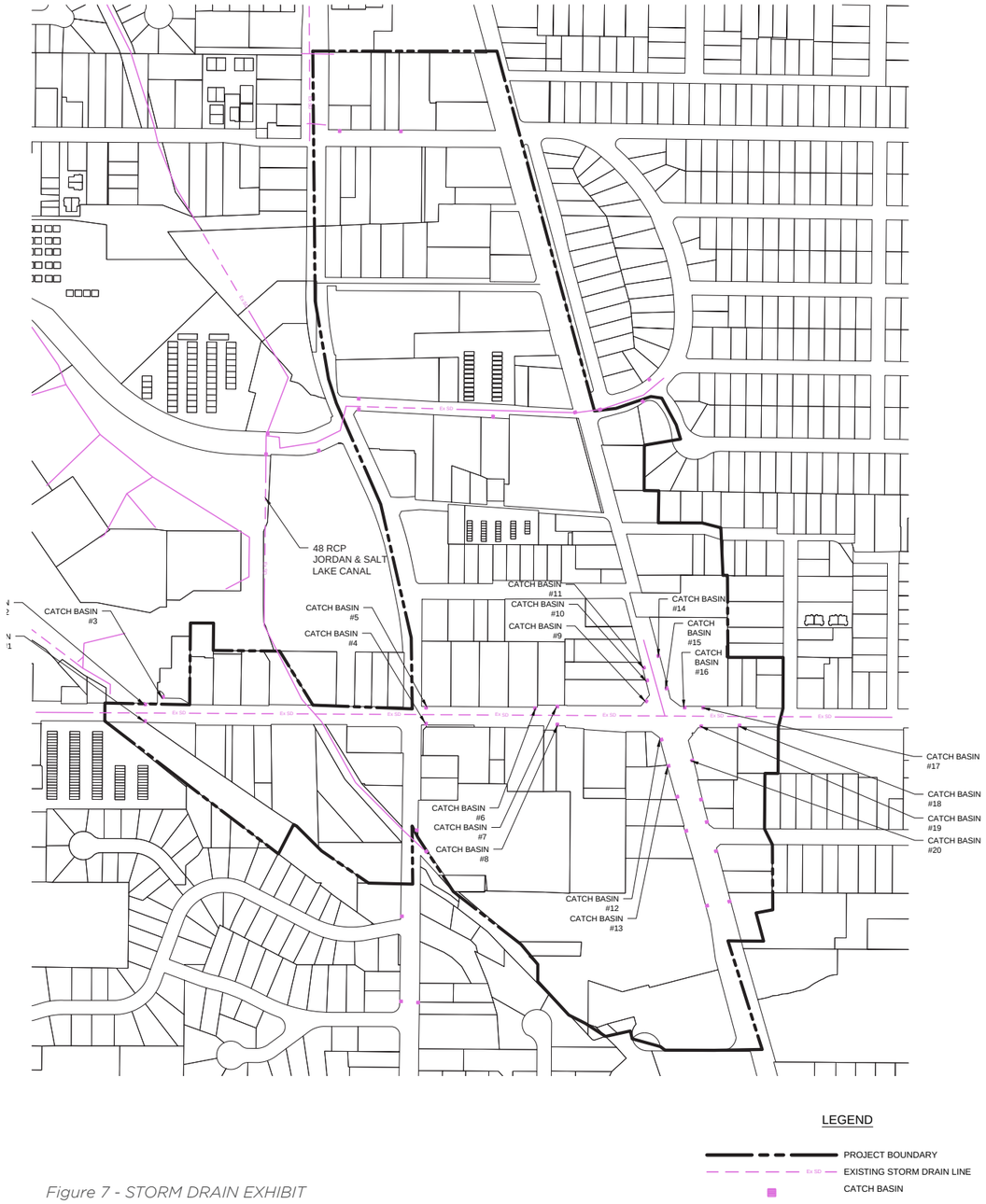


Figure 7 - STORM DRAIN EXHIBIT



Figure 8- COMCAST & TELECOM EXHIBIT

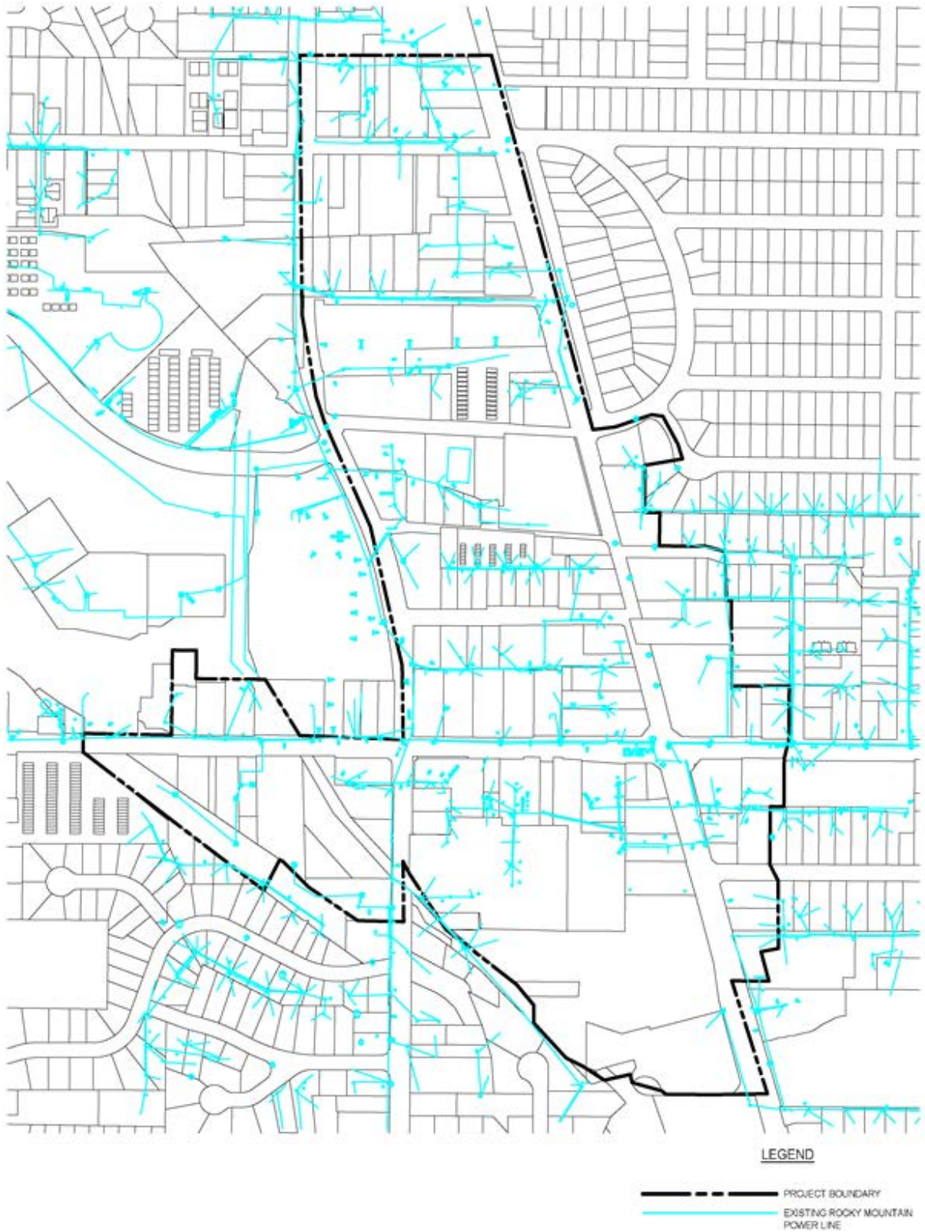
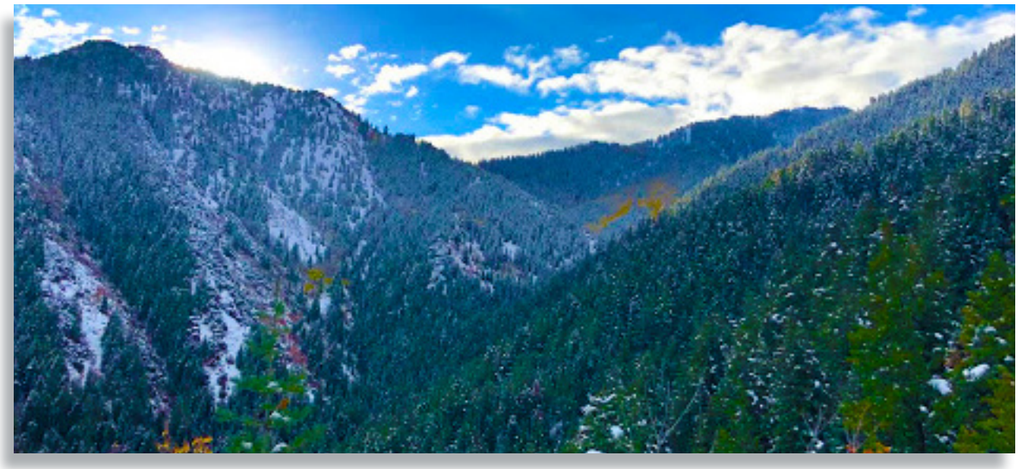


Figure 9- ROCKY MOUNTAIN POWER EXHIBIT

CITY CENTER PLAN 03



A. PLAN INSPIRATION



Mill Creek Canyon

CONNECTED BY NATURE

Nestled at the entrance of Mill Creek Canyon, the City of Millcreek is well connected to this natural amenity. Hikers, runners, cyclists, campers, dog-walkers, cross-country skiers, and others enjoy this easy to access respite from the urban and commercial environment of Salt Lake County. It is within this setting and context that the City formed its vision and this plan for Millcreek's City Center.

The Canyon is a haven for open space and pedestrian trails, yet the current City Center's offerings have little if any resonance with its namesake. For that reason and the fact that citizens want more thoughtful integration and representation of these characteristics in their everyday life, this plan draws heavily upon these themes.

The City Center Plan calls for more abundant and accessible open public space within Millcreek's urbanized areas.

UNIQUE SENSE OF PLACE

No other community along the Wasatch Front is quite like Millcreek. No other city has such proximity to first-class mountainous recreation opportunities alongside access to a full range of urban amenities and land uses. People living and working in Millcreek can easily take a hike or a ride through the canyon before or after work and still have time to spare. As they drive along 3300 South or Highland Drive, they can shop for essential needs or meet friends for a meal.

However, there is a sharp divide between these activities because there is no visual continuity tying these parts of the City together. The City Center Plan aims to bridge that gap. It seeks to harmonize the best of both worlds, through an integrated design that runs through the City Center. The Plan serves to unify the heart of the City with the surrounding residential, commercial and mixed use neighborhoods, through inspiration drawn from the canyon and its natural setting.



Millcreek City Center Plan potential full build out rendered plan

CITY CENTER GUIDING PRINCIPLES

THE CITY CENTER SHOULD EMPHASIZE WALKABILITY, AND MINIMIZE INTERNAL TRAFFIC AND PARKING DEMAND.

Walkability is core to the notion of the City Center. If people cannot walk, stroll, browse, sit, dwell, and interact with neighbors, Millcreek will have a center that is devoid of the vibrancy and sense of place residents expect. Moreover, access to the City Center from neighborhoods should be designed so that people may access the City Center on foot, bicycle or means other than by driving. Plaza-like spaces for walking and gathering are encouraged. Traffic and parking should be designed to be separate from the public space, which should amplify the Center's character as a place for community members to meet. Publicly accessible parking structures should be constructed to minimize surface parking and maximize space for public life.

THE CITY CENTER SHOULD INCLUDE MUNICIPAL PROPERTY OWNED BY THE CITY AND DESIGNATED FOR PUBLIC USE.

The City Center should serve civic purposes and should include property owned by the City to be used for their goals, referenced in the Introduction section of this plan. This will lead to the development of a signature public space. Building in the City Center is a premier opportunity for any developer seeking to showcase a high-profile project. Therefore, it is appropriate to require developers to invest in public spaces through impact fees and dedication of space for Millcreek residents and visitors to enjoy. A payment in-lieu system is being considered in this area and Mill Park features and land could be dedicated instead of private open space. Such investments might include enhanced street amenities and features in and along the periphery of Mill Park. Additional landscaping and flexible outdoor spaces that can be adapted for public events are a few examples.











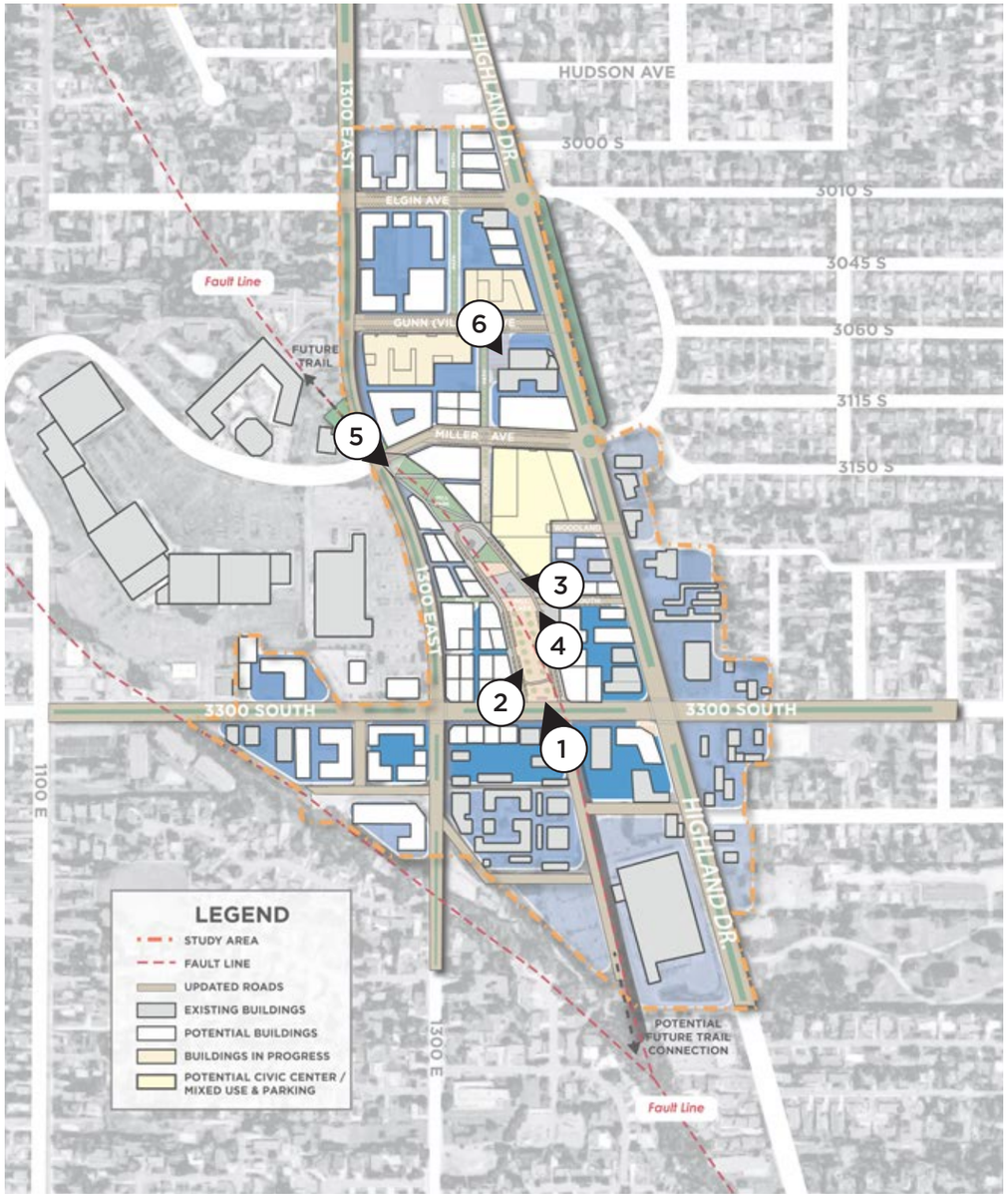


THE DESIGN OF MILLCREEK'S CITY CENTER SHOULD REPRESENT THE CITY IN WAYS THAT ARE DISTINCTIVE FROM OTHER CITIES AND UNIQUE TO MILLCREEK.

Millcreek should stand out distinctively with a City Center that honors our history and celebrates our character. Gatherings and conversations should be encouraged. Culture and arts should be facilitated. Design for civic functions should be non-commercial and distinct from the surrounding commercial and residential properties. Signage, site amenities, and architecture should be restrained, low-light, and traditional but artful. Water and trees should be used to highlight these places, a direct expression of the character of the City. Spaces, walkways and seating should integrate indoor with outdoor environments.

THE CITY CENTER SHOULD EMPHASIZE CULTURE, ART, IDEAS AND INTERACTION BETWEEN CITIZENS

Millcreek needs to emphasize its support for all arts and the City Center can and should showcase that. The population of Millcreek is sophisticated, with schools that have aggressively taught arts for many years. The range of arts should be broad, covering the visual, musical, performance and literary arts, as well as newer forms. An emphasis on shopping as a city culture can be decadent. Millcreek's City Center can stand out from the majority of the homogenized and consumer-centric commercial centers in Utah. The Center should have an equal focus on bringing Millcreek citizens together to do things other than shopping. Activities like concerts, art exhibits, and community fairs should be programmed. Cultivating these types of interactions with residents through events and happenings like outdoor sculpture gardens and art installation exhibits will help create a more interconnected, cohesive community.



City Center Plan



View from 3300 South facing north



Wintertime view of Mill Park



Grandeur Boulder



Mill Park streetscape



View from 1300 East looking southeast



Food Truck plaza

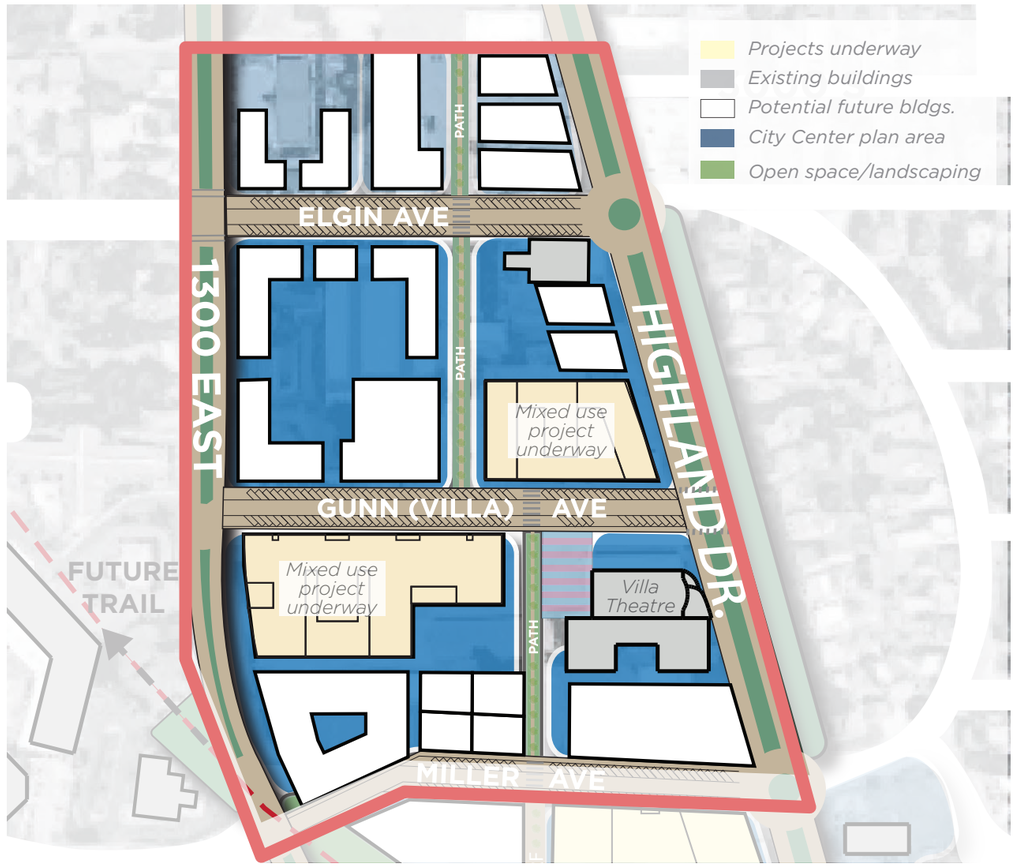
NEIGHBORHOOD DISTRICT

The “Neighborhood District” should relate to the overall character of the surrounding residential areas. It should be transitional in nature, stepping up the density of single-family homes to multifamily units and serve as a walkable north-south gateway to more development-intensive parts of the City Center.

Building heights and footprints should respect the neighborhood feeling and preserve view corridors and avoid creating nuisances for existing residents.

Buildings should be designed so that edges step down to the street to create a comfortable feeling of enclosure. Large, massive buildings should be avoided or broken up into smaller sizes that fit in with the scale of adjacent homes. Row-style or low-rise stacked flats are good options that allow for a gradual step up in density from the nearby single-family homes. This building form will likely be a more agreeable development style in the area and can help create more “missing middle” housing stock, or housing types that are more affordable than single-family homes, clustered together, and compatible in scale with existing residential neighborhoods.

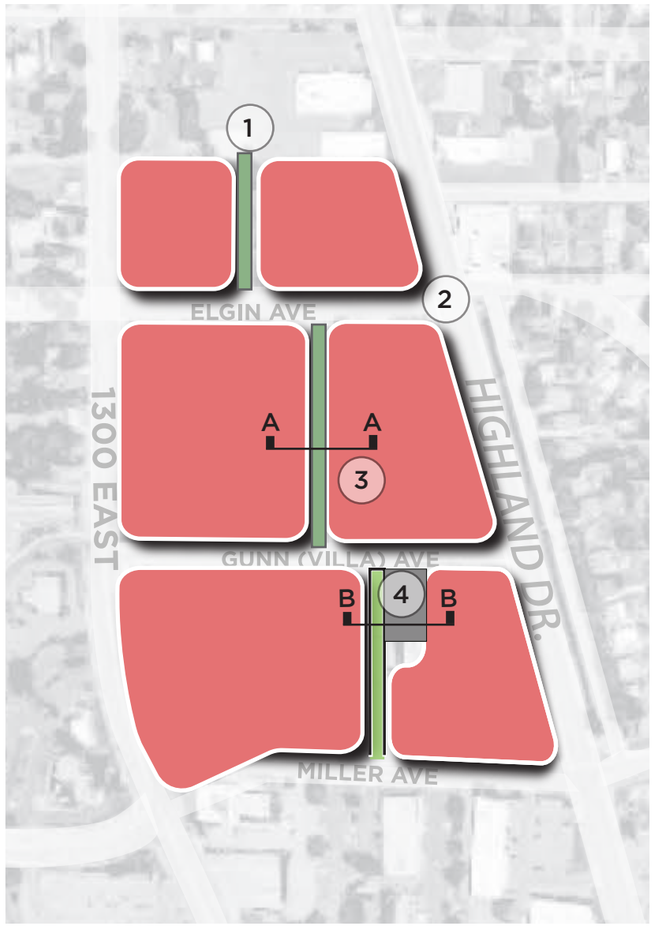




Neighborhood District

The District is well-served by transportation corridors along 1300 East and Highland Drive. However, pedestrian passages or laneways between developments can be added to increase connectivity and increase the likelihood of neighbors taking walks through the area. They can link activity on Elgin Ave, Gunn Ave (to possibly be renamed Villa Ave), and Miller Ave. These smaller pedestrian blocks are more inviting and safe to those traveling on foot or bike and the mid-block passages can provide a high-comfort route for bicyclists traveling north-south in the City Center and prefer a slower, calmer facility without adjacent vehicles. Strategically placed commercial and retail uses on corners with plazas, and transparent facades can help create lively uses that pull people out onto the street. Unused parking lots can be the home for small outdoor gatherings, small impromptu parks, and block parties with space for food trucks and outdoor, projected film screenings. The existing Lilac bushes along Highland Drive will be updated with enhanced landscaping as a neighborhood park space that reinforces community identity.

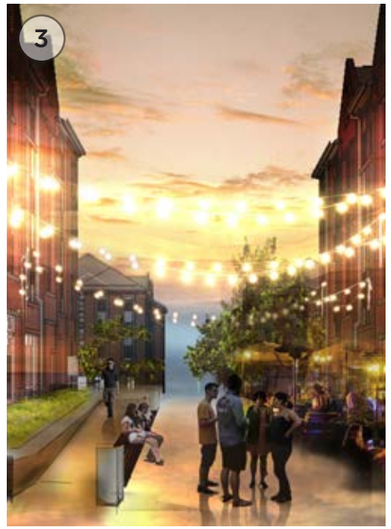
The overall goal of the Neighborhood District is to function as a transition space from the purely residential zones to the east and west, to Millcreek Center, the central part of the Plan area. It will assist in drawing area residents is area should draw people into the true City Center.





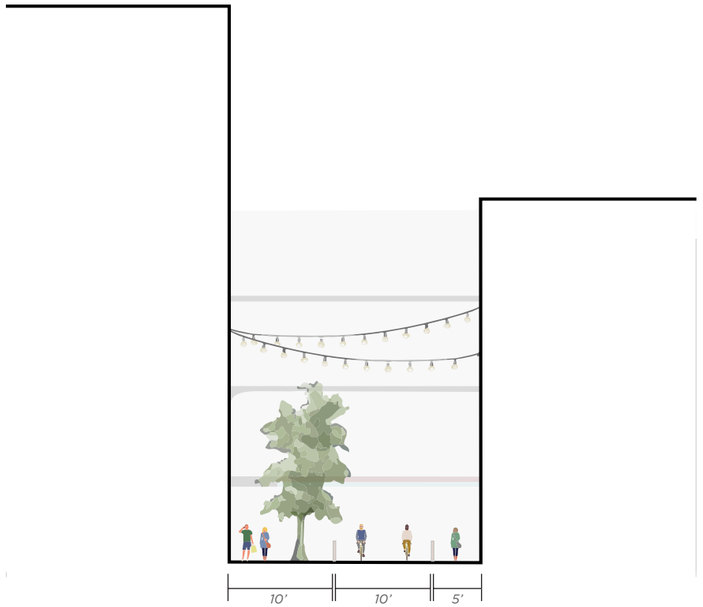
Pedestrian only alleys or laneways will help create smaller blocks and a greater chance that people will want to walk.

Active land uses such as cafes at corners can brighten a quaint neighborhood and draw people into the public realm.

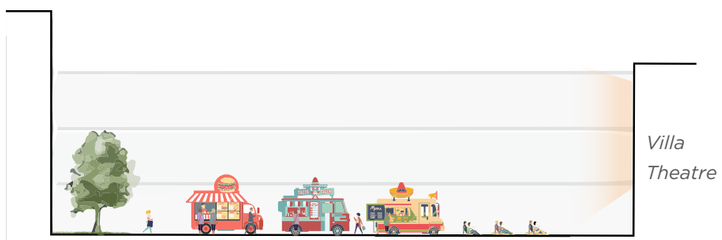


Canopies of string lights create warm ambiance and provide a lively atmosphere, as well as a feeling of safety in low light conditions.

A parking lot turned plaza can become a hip outdoor eating hub for people to enjoy food trucks and socialize.



Section A-A
"Laneway" Concept



Section B-B
Activated Public Gathering Space

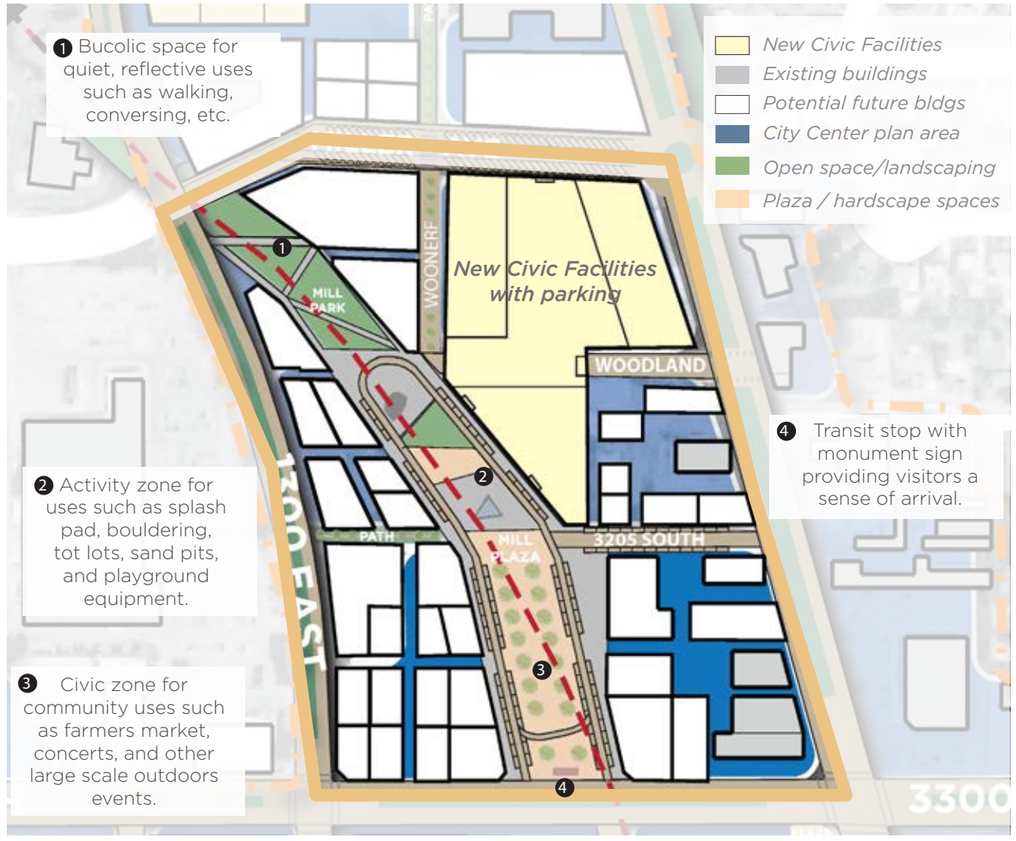
MILLCREEK CENTER

"Millcreek Center" is the project area's focal point. It links the Neighborhood District, the City Marketplace, and the Brickyard commercial area. Beyond connecting these areas, Millcreek Center is designed to be a space where inhabitants can engage with the City and one another.

This area will have the greatest mass, the highest level of development intensity, and sidewalks wide enough to accommodate patio dining and significant pedestrian traffic. Most importantly, it will be the home of the City's Civic Facilities with parking. It will be the part of town where people can go every weekend because they know something is going on. Land uses in this area should be flexible and adaptable, with an emphasis on non-residential activity occurring on the ground floors of buildings, particularly those along Mill Park. Intensity of development is indicated by the darker, more saturated blue color. Taller buildings and higher density land uses will be encouraged.

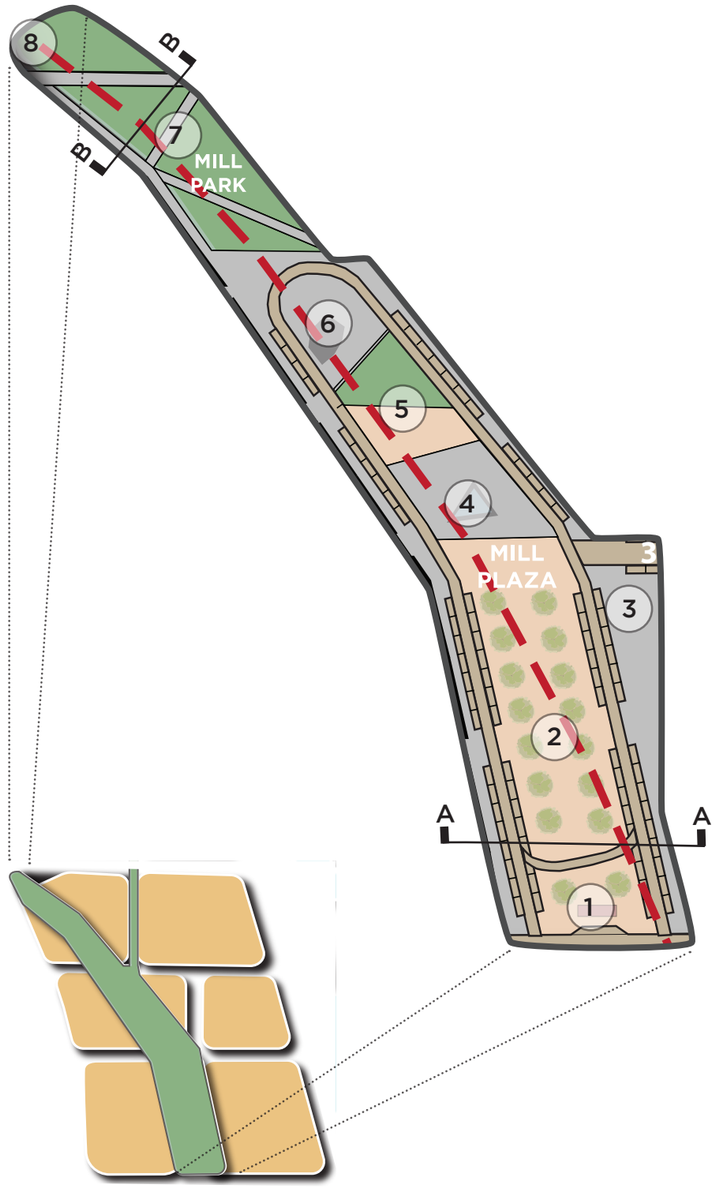
In comparison to the Neighborhood District, this part of the City Center is more readily accessible to pedestrians and cyclists. Vehicles will be intentionally discouraged from cutting through this area easily or quickly. Pedestrians and cyclists tend to feel the most welcome and safe when automobile traffic is slow and controlled. For that reason, adding a "woonerf" - a street built to comfortably accommodate all modes of transportation through shared spaces - low speed limits, and traffic calming measures, is encouraged. A one-way couplet street will allow vehicles to access the area at a slow speed. There will be a turnaround on the south-side so vehicles can circulate without driving back onto 3300 South. To assist with parking demand management, two hour on-street parking will be available in addition to a paid "wrapped" parking garage (the garage is obscured by other uses on the perimeter of the structure such as residential or commercial). A transit stop for transitioning from buses to walking, biking or rideshare should be located on 3300 South near the large Mill Wheel landmark.





Millcreek Center

The crown jewel of the Millcreek Center is Mill Park: the large swath of open space running north to south through the development. The linear park space will have a distinct look and feel, and will become a regional destination for events. The edges of the Park will be inviting and well landscaped with trees to buffer noise from car traffic on 3300 South.





A welcoming and distinctive gateway and transit stop with public art will greet residents and visitors to the Center.



Mill Plaza will enhance the public realm with amenities to comfortably support outdoor markets and events.



Shared outdoor restaurant or food hall seating can be placed in the periphery to invite eaters to sit and stay.



Shaded seating areas will be provided throughout to allow people to stop and take in all the sights and sounds.



A splash pad can provide cooling relief in the summer, and transition to be serve as an ice rink in the winter.



A modern playscape inspired by the rocky mountain terrain will be accessible and fun to all ages.



Parks in Millcreek Center act as a backyard with abundant vegetation and calming restorative spaces.



A monument sign, accented crosswalks and vegetation welcome visitors to the north entrance of Mill Park.



Section A-A
Mill Plaza Concept

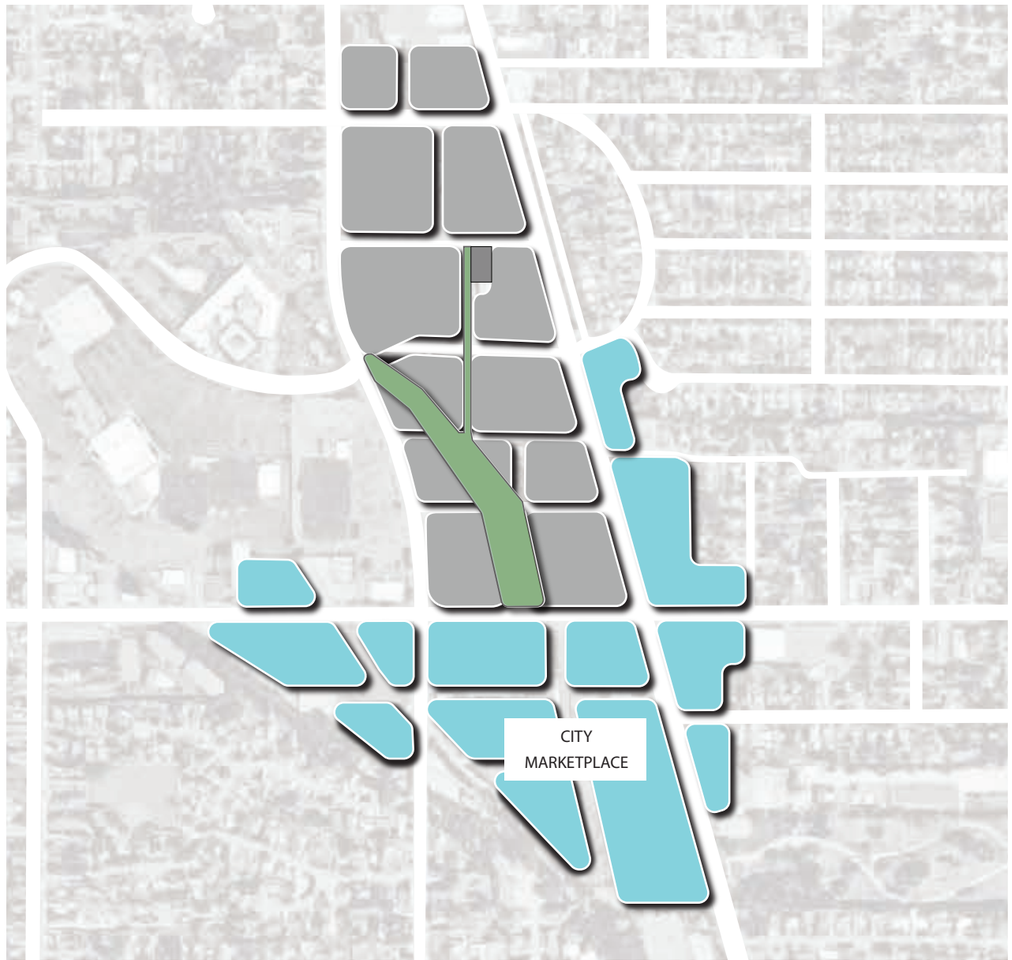


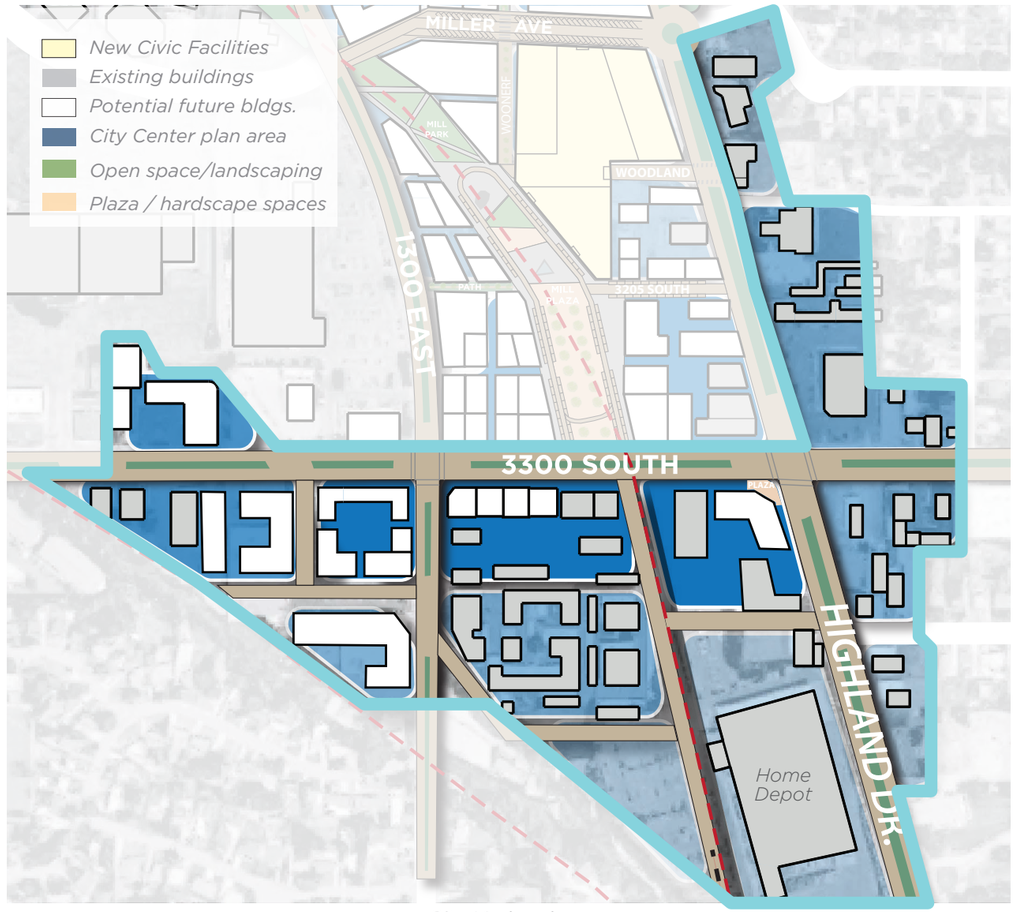
Section B-B
Mill Park Concept

CITY MARKETPLACE

The “City Marketplace” is located at the south end of the City Center District, and is meant to serve as an active zone where residents achieve their essential shopping needs along a major community thoroughfare. A monument sign at the key intersection of 3300 South and Highland Drive can welcome residents and visitors to the City and help build a sense of arrival.

Given its accessibility by three large automobile thoroughfares, this area of the plan is where larger commercial land uses are to be expected. Retail currently dominates both sides of the street, however redevelopment of this area could improve its urban design. For example, large strip malls with parking lots that front the street can be replaced by buildings with smaller footprints, decreased setbacks, and parking hidden behind or to the side of buildings. Windows should be oriented to take advantage of view corridors.





City Marketplace

Furthermore, a diversity of commercial uses should be encouraged including both large and small businesses. Infill development and an increase in connectivity of the street grid throughout this district should also be incentivized to help activate the City Center. Low to mid-rise developments would be acceptable, which are sensitive to transitioning to single-family residential neighborhoods. Such transitions should provide landscaping buffers of trees, avoid lights or sounds directed towards single-family neighborhoods, and reduce building height to appropriate scale to not overwhelm nearby neighbors.

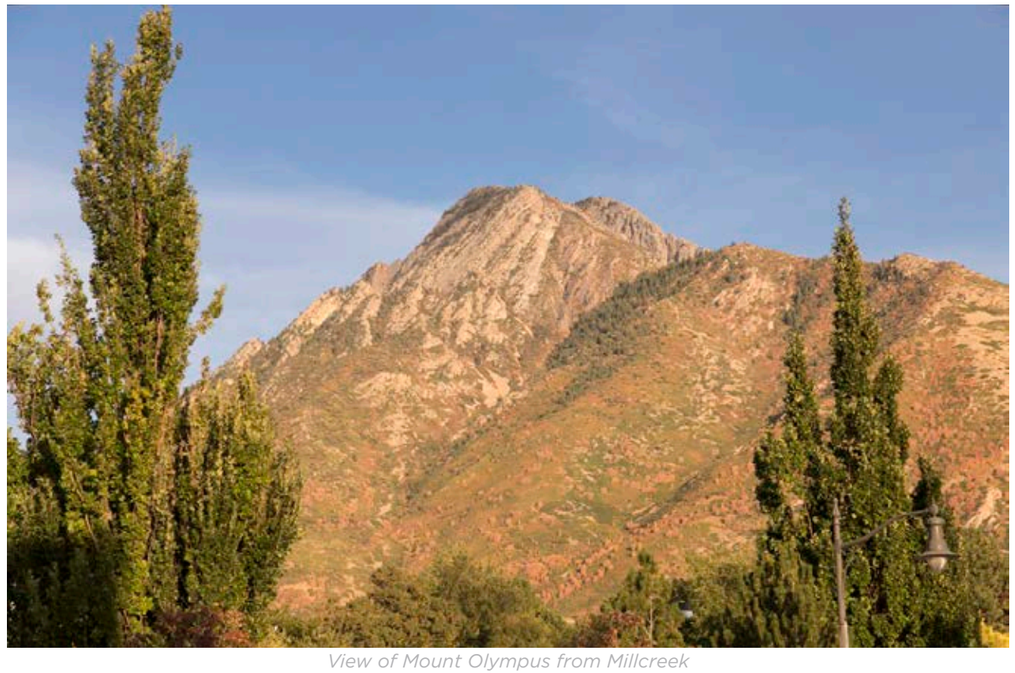
Given the nature of roads and surrounding land uses, trip-chaining or the practice of taking multiple trips between destinations on one outing, in this area is expected. It can be improved by creating better, more intuitive linkages between buildings and businesses. Adding sidewalks can encourage people to make trips between businesses on foot safely. Additionally, creating engaging and inviting commercial frontages and corner plazas for lingering can be good for business, increase safety, and improve quality of life. The goal of this section of the City Center is to have safe and inviting public connections between commercial spaces and improve economic vitality.

PRESERVING VIEW CORRIDORS

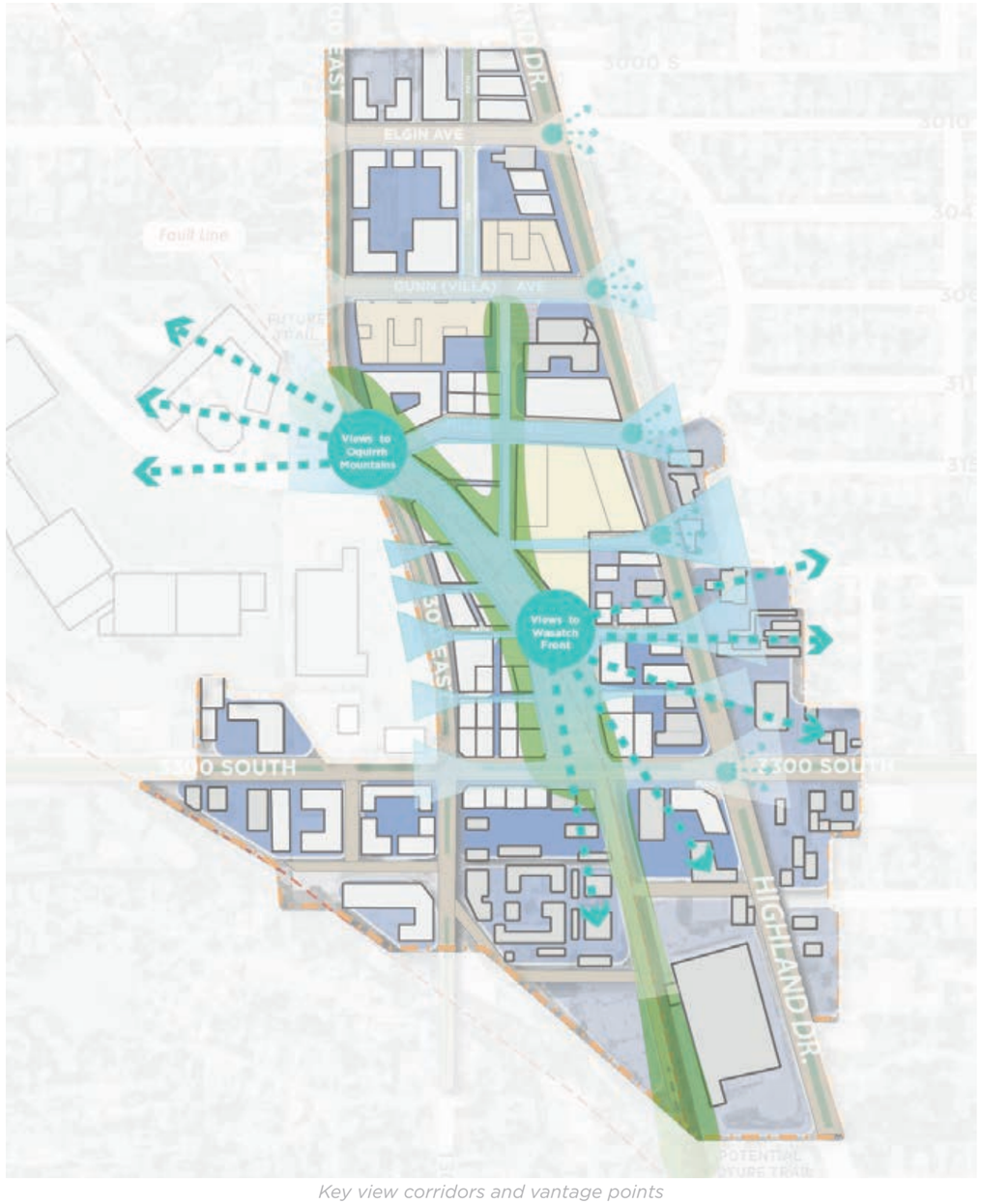
With its proximity to the Wasatch Mountains, Millcreek has an abundance of views to this natural landscape. As the City Center becomes developed, the City should look to preserve and create memorable view corridors to the mountains. As the theme of the City is “connected by nature,” it must honor this visual link. Urban design elements will enhance the streetscape and bring added vegetation and natural elements to this urbanized part of the City, and just as important, the City Center design should capitalize on remarkable views, and to every extent possible, protect the views that surrounding users enjoy. The map on the next page illustrates key areas that should remain unobstructed and where there should be increased sensitivity to building heights. Preserving these view corridors will also add to the City Center’s unique sense of place.

The natural surrounding of Millcreek is inherent to its character and identity and makes the City distinct from others in the Salt Lake Valley. The City can be strategic and intentional about creating sight lines to specific peaks or parts of the mountain range from areas of concentrated activity. Occupiable rooftops throughout the City Center, available in both public and private arrangements are highly encouraged.

At the end of each city block there is the opportunity to create sight lines or viewsheds. Building heights should be sensitive in assuring that as many east facing rooftops and windows have unobstructed or partial views to the Wasatch Range. The map at right illustrates the central part of Mill Park as a place that is intentionally oriented for excellent views of the valley in multiple directions. Taller buildings will also have increased vantage points that should be developed as rooftop gardens or decks.



View of Mount Olympus from Millcreek



Key view corridors and vantage points

B. INCORPORATION OF PUBLIC COMMENTS

The City of Millcreek made a concerted effort to create a City Center plan that reflected the views of its citizens.

The themes and ideas presented here are a direct result of numerous community engagement events, conversations, exchanges, and discussions with the public.

The voices and opinions of the people of Millcreek were solicited from the very inception of a City Center Plan idea. City staff brought citizens together twice prior to engaging a design firm to help develop and articulate their vision. These early meetings may have been the reason the idea of creating a distinct City Center progressed successfully and had so much support.

Once the design firm was contracted, community participation continued to be a central tenet of the planning process. This is illustrated by the fact that the project was kicked off with two public walking tours of the emerging centers in Sugar House and in Holladay. These events were promoted through word-of-mouth, mail, and online using social media. Both tours had a high turnout and the design team shared with participants good urban design practices and listened to understand which aspects of each community people liked best, would change, and would want incorporated in Millcreek's City Center.

There were also three open houses held in Millcreek's City Hall. This provided another opportunity for residents to express their views and opinions about future development. Attendees were able to gather around tables and work together on answering questions, responding to visual cues, and brainstorming new ideas. Prompts provoked people to think about what kinds of businesses they visited regularly, other city centers they liked, physical characteristics they were drawn to, and what development phasing could look like.

These community observations led directly back into the final designs for the City Center. Some key themes and concepts that were developed include:

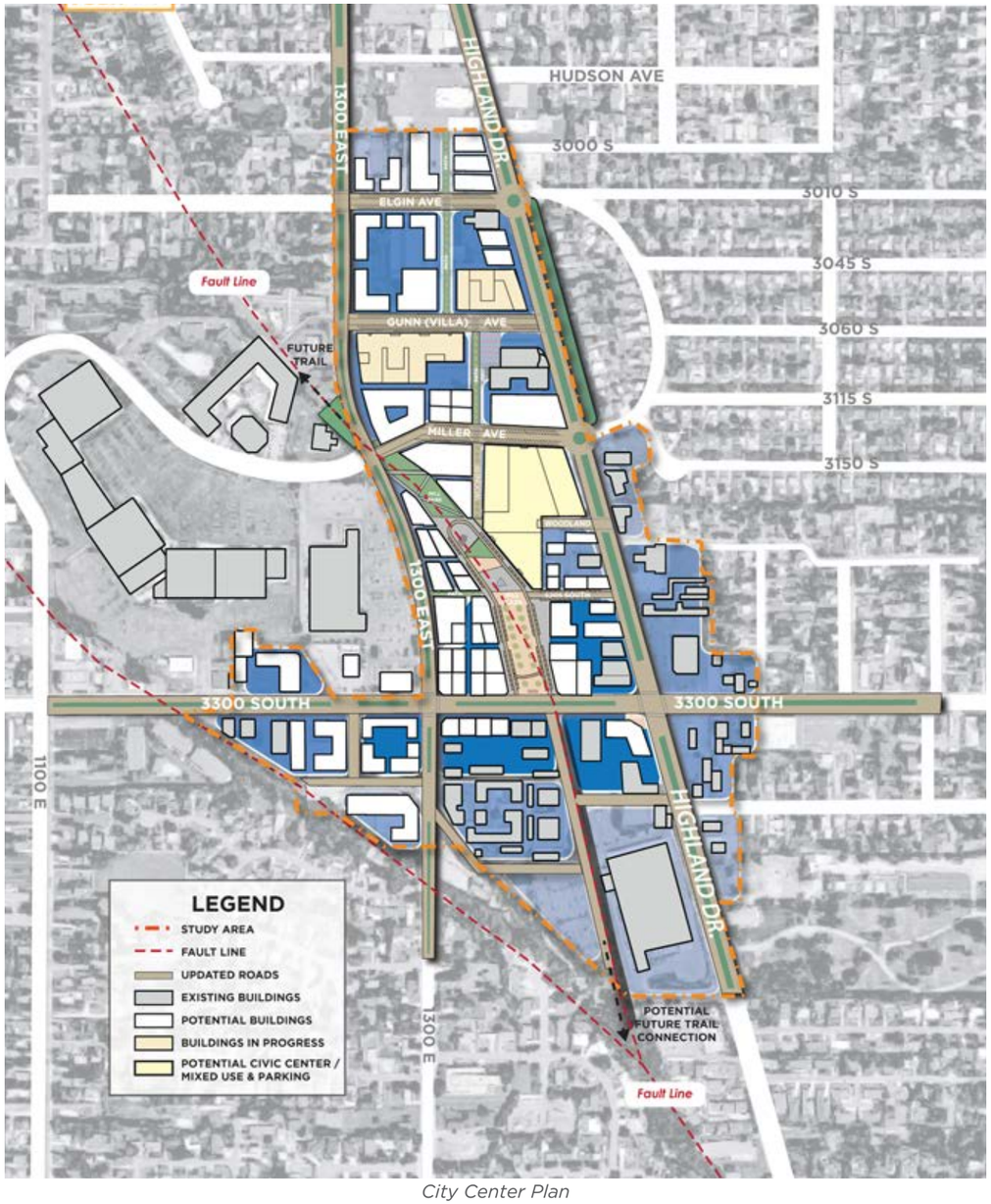
- integrating natural elements that reference the canyon and unique city setting against the mountains and on the fault line
- more plazas and walkable spaces where people can enjoy art, markets, dining, pubs, and interact with one another
- supporting local business and local character
- promoting the City's distinct focus on the arts
- creating active ground floor uses
- incorporating a variety of buildings
- being sensitive to building heights
- preserving view corridors

In addition to these ideas, the public wanted to create a City Center where people would want to come and spend time, while respecting the community look and feel of Millcreek. More detail about the public involvement process can be found in the Appendix of this plan.



Sugar House walking tour with Mayor Silvestrini and Millcreek citizens

D. BUILDING FORM



City Center Plan

HEIGHT

Height is often the physical attribute of new development that most concerns existing residents. This is especially true when there are world class view corridors to pristine mountains and valleys at stake. For that reason, the height of new buildings should not interfere with these views for and should be carefully planned.



SCALE

While related to height, scale has more to do with the feeling of being in a place, especially as a pedestrian. Buildings may be large and tall, but can have a "human scale" if the ground floor isn't too tall, uses setbacks to frame the street, and creates a comfortable space in comparison to the height of a person. Scale can also be enhanced by using varying shapes and sizes of vegetation like trees and shrubbery. Ideally, the scale throughout the City Center will change from the Neighborhood District to the Millcreek Center to the City Marketplace, but never make people in the open spaces feel overwhelmed or as if they don't belong. The key to creating a unified feeling between the variety of scales in the area is to effectively break down building scale through clustering of buildings and spaces.

MASS

Mass refers to the volume of buildings. Similar to height, buildings may have a large mass, but can use strategies that obscure their true size. Deliberately articulating a ground floor facade's dimensions will be key in achieving the right-sized building. Amending the current code will help make use of thoughtfully placed windows, visible stories, cornices, and entry features to achieve this goal.

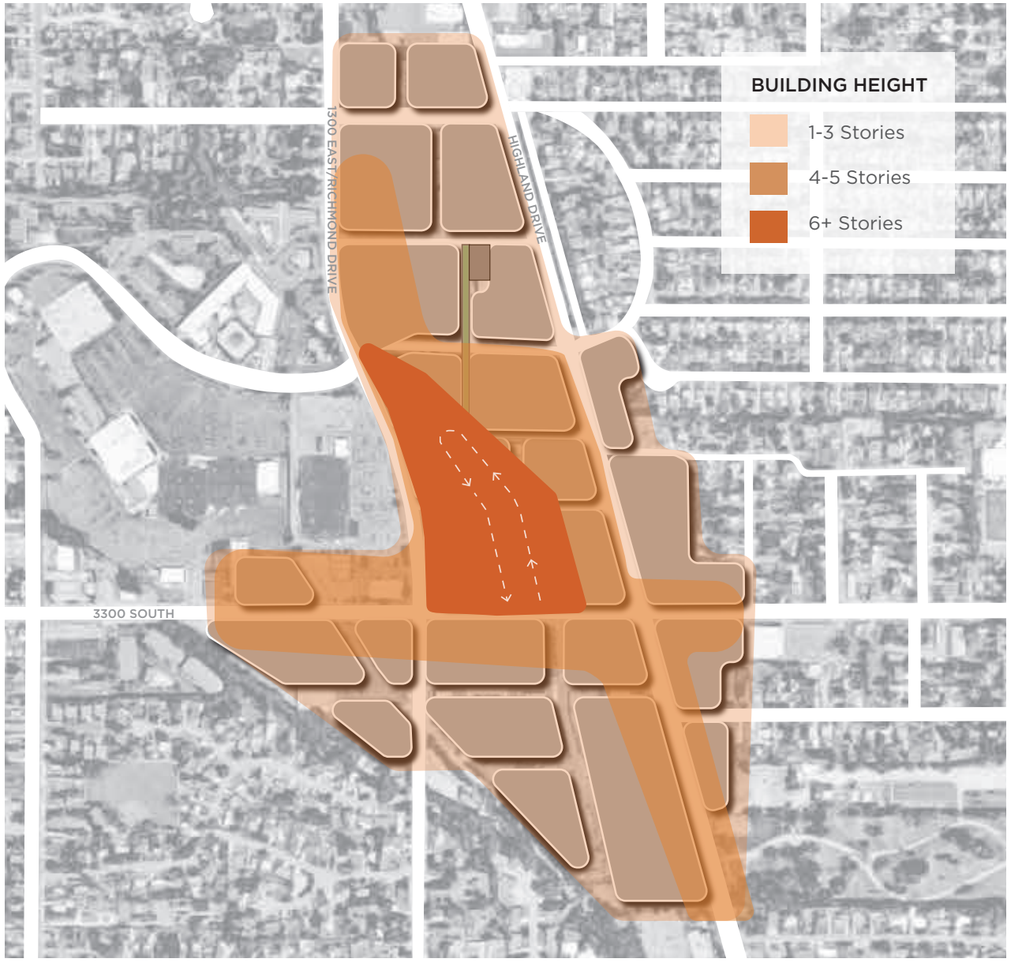
WIDTH

Spaces, whether they be streets, sidewalks, or plazas can either be too wide or not wide enough to successfully support a vibrant public realm environment. Streets that are too wide can be difficult and dangerous to cross. Plazas that are too large never feel fully activated, even when there are many people. On the other hand, narrow plazas and sidewalks can make it difficult for people to stop and congregate because they feel like there is no room. Building width will be encouraged to be broken up visually in vertical fashion. This creates the feeling of an organic series of smaller buildings or developments adjacent to one another and supports an active pedestrian realm more than long buildings, with little variety.



HEIGHT SENSITIVITY

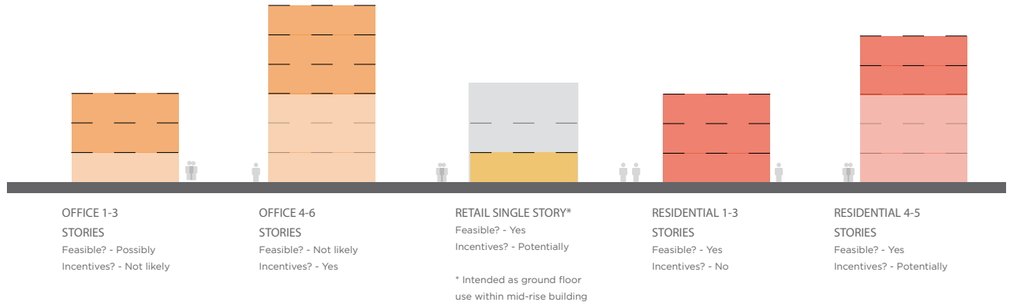
The illustration below shows the recommended approach for creating step-down heights that respect surrounding neighborhoods. The densest part of the City Center, with buildings of six or more stories, is found at its core, especially around the Mill Park open space and one-way couplet street. Immediately surrounding this are buildings between four and five stories. Between that area and the border of the project area, building heights of one to three stories is recommended. This gradual increase of height from surrounding neighborhoods to the Center will help create a seamless transition and prevent the feeling that any one building is too tall for its surroundings. Furthermore, the liberal use of step back requirements can ensure that pedestrians walking next to tall buildings don't feel dwarfed. This will be considered for all buildings in the City Center, and especially those fronting Highland Drive, to support an active pedestrian realm.



LIKELY BUILDING HEIGHTS

The diagram below illustrates building height possibilities for three asset classes with information on if their development is financially feasible and how likely it is to be incentivized. Single story retail and 1-5 story residential are all financially feasible. On the other hand, 1-3 story office is financially possible, while 4-6 story office is less feasible. Single story development is only encouraged at locations where transitions to surrounding residential neighborhoods make this type of development appropriate. Elsewhere in the City Center, mid-rise development is recommended.

Despite this, incentives can be used to promote the development of taller office buildings, in addition to 4-5 story residential. Overall, returns will be the most desirable for residential property in the area, and developers will pursue this use type unless incentives are provided for office and mixed use. Building heights in excess of 6 stories in the City Center are identified only at the key intersection of 1300 East and 3300 South and will be carefully reviewed for conformance with the intent of this Plan.



TYPES OF DEVELOPMENT WHICH ARE LIKELY IN THE NEXT 10 YEARS

Multifamily development is the far most-likely asset class to be developed in the City Center, followed by retail, and then office. A healthy balance of all three types, including mixed use properties should be sought after to help reduce auto trips, increase walkability, and promote vibrancy. The City Center's siting as an Opportunity Zone should also be considered as a valuable economic development tool that will spur additional interest in the area. It is noted that the returns indicated in the plan do not reflect the influence of the Opportunity Zone and some use types may be slightly more feasible due to this tax savings benefit.

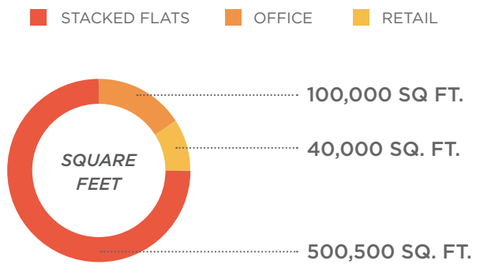
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Office Space - Sq. Ft.	25,000	--	--	25,000	--	--	25,000	--	--	25,000	--	100,000
Office Land - Sq. Ft.	36,867	--	--	36,867	--	--	36,867	--	--	36,867	--	147,467
Office Land - Acres	.85	--	--	.85	--	--	.85	--	--	.85	--	3.39
Retail Space - Sq. Ft.	--	10,000	--	--	10,000	--	--	10,000	--	--	10,000	40,000
Retail Land - Sq. Ft.	--	39,000	--	--	39,000	--	--	39,000	--	--	39,000	156,000
Retail Land - Acres	--	.90	--	--	.90	--		.90	--	--	.90	3.58
Multifamily Square Feet	100,000	--	100,000	--	100,000	--	100,000	--	100,000	--	--	500,000
Multifamily Land - Sq. Ft.	95,455	--	95,455	--	95,455	--	95,455	--	95,455	--	--	477,273
Multifamily Land - Acres	2.2	--	2.2	--	2.2	--	2.2	--	2.2	--	--	11.0
Total Multifamily Units	91	--	91	--	91	--	91	--	91	--	--	455

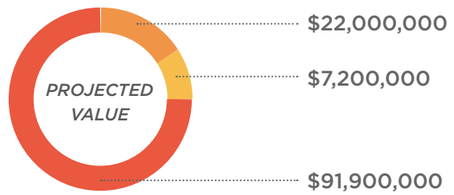
**Potential Millcreek City Center Absorption Rates per Zions Public Finance Market Study October 2018*

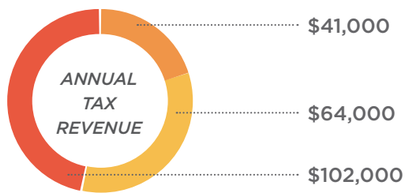
HOW CAN NEW DEVELOPMENT FISCALLY IMPACT MILLCREEK?*

New development of residential, retail, and office, all have varying fiscal impacts on Millcreek's potential revenue gains. The pie charts below indicate the possible annual tax revenue for these real estate asset classes. The total number of square feet for each is based upon Zions Public Finance estimates of possible absorption for the area. The total added annual tax revenue to the City amounts to $210,500, of which $160,500 are property taxes. The new property value is projected at $121,100,000. These figures do not consider the impact on surrounding property values. In a vacuum, residential property seems to be the best market area for investment, but residents have higher demands for city services which result in higher costs. Ideally, there should be a healthy balance of housing, jobs, and retail in the City Center.

The daytime population increase from potential office use is notable but unlikely to significantly influence retail users in the area. However it would be a catalyst for City Center feasibility and help create a restaurant/eatery core.









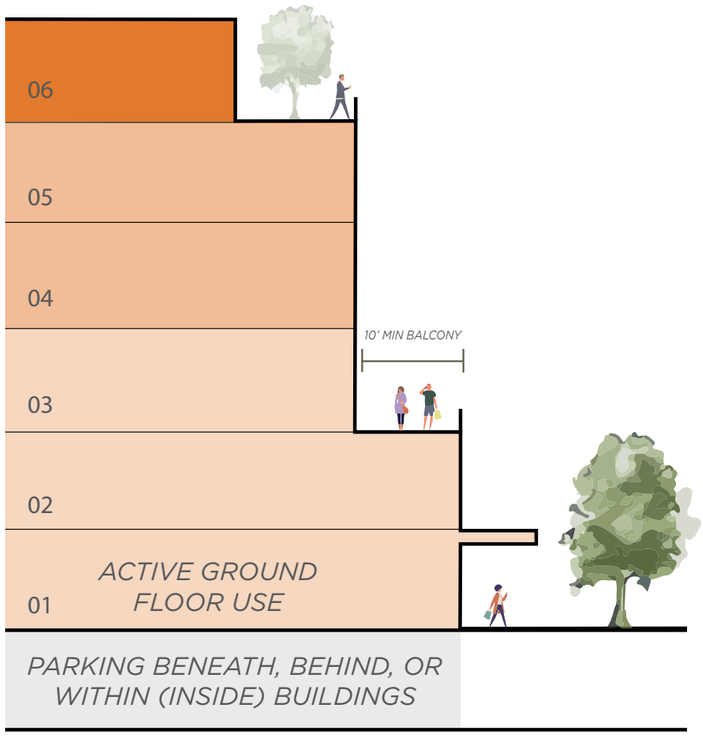
Financial Data Source: Zions Public Finance

HOW CAN THE CITY WORK WITH DEVELOPERS TO ACHIEVE A COHESIVE CITY CENTER?

Millcreek City will need to establish several strategies to promote diversified development in their City Center. One such strategy is creating tax increment financing to help developers fund gaps they may have in their projects. Furthermore, the City can utilize this powerful and effective tool to also promote consistent urban design characteristics in new projects. To qualify for potential tax increment financing incentives, Millcreek should establish specific design criteria for developers in order to achieve the product look and type that is desired. Potential options that can be part of Master Development agreements include:

- **Amount of covered parking vs. surface spaces:** requirements should be considered based on specific location, use type, ability to share with neighboring uses, etc. Consideration should also be made for number of curbside spaces.
- **Green/open space:** requirements for high density users to provide a percentage of green or open space per unit. This could include private balconies/decks, rooftop gardens, trails, etc. In-lieu fees could also be used.
- **Setback requirements:** this may involve requirements for street-side retailers to be built to property lines, or, allow for sidewalk eating. Additionally, upper level setback requirements could detail gradual setback increases with story heights to reduce street level shadowing and provide ground level appeal.
- **Utility and function:** ground floor retail should be built with options for multiple uses, from standard retail to complex restaurant space. While this includes additional expense for ventilation and building systems, it provides for flexibility of uses as market conditions change and spaces rollover.
- **Job creation:** incentives may be tied to creation of jobs, particularly those which offer incomes above median levels for the neighborhood. Incentives can also be tailored to encourage expansion of local businesses based in Millcreek to promote a healthy jobs-housing balance in the community.
- **Building materials:** incentives can be utilized for usage of select building materials, including those which help qualify the building for green status, or, use materials from local sources. Furthermore, building material incentives can achieve a specific look that the City wants for the area including increased use of glass, as well as natural materials such as wood, terracotta, stone and masonry.
- **Use types:** incentives can require that key corners are used for prime retail uses, and not for residential use or other uses. Code amendments or development agreements can also stipulate requirements for number of employees per square foot of building area, thereby resulting in the density of employees that the City desires.
- **Public art and landscaping:** incentives and code requirements should stipulate specific landscaping requirements, including flower boxes, planters, public art options, etc.

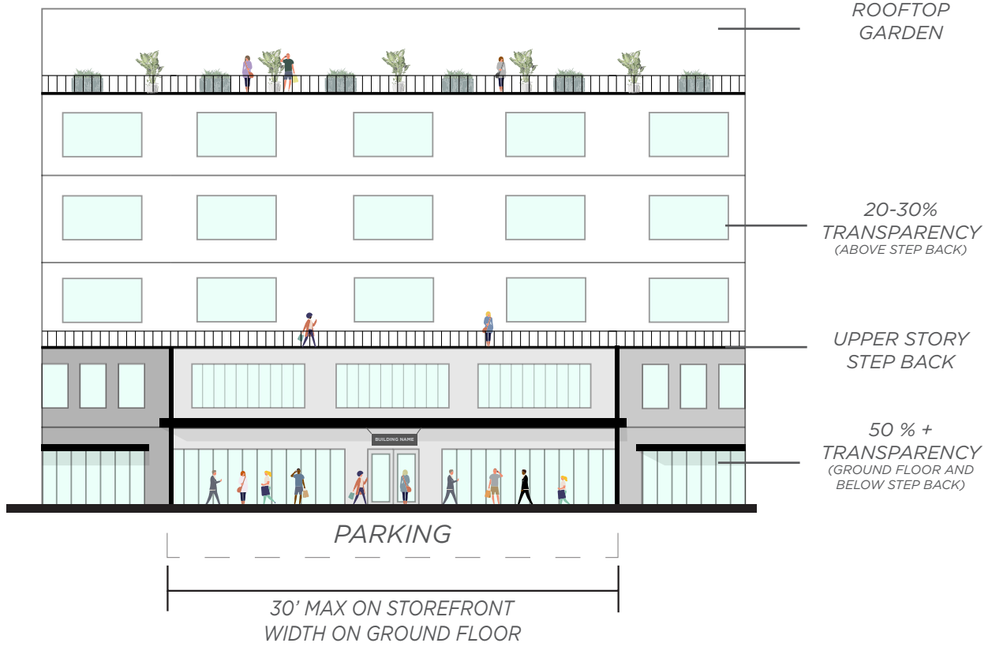
C. PREPARATION FOR FUTURE FORM BASED CODE APPROACH



BUILDING FORM

Building form is crucial in shaping comfortable exterior space. In the City Center, buildings can be tall, but they must allow engagement at multiple levels. This starts on the ground floor. Land uses and building types should be active. Business types that have a consistent hum of customers or visitors should be placed in these locations. Consistent application of awnings and overhangs should be provided on buildings that front Mill Park.

Second and third floor balconies provide a place for people to enjoy life on the street, while acting more as spectators who can also be seen by those down below. Rooftops are the most private of the outdoor spaces a building can provide. Decks with seating, bars, and even pools, can capitalize on the valuable viewsheds of the area. Parallel parking can line front streets, but the bulk should be behind or underground. In combination, a complex building form with a multiplicity of spaces for people to enjoy will create a vibrant environment.



BUILDING ELEVATION

Similar to the form of the building, the elevation should visually support activity at various levels. On the ground floor, there should be increased transparency and porous edges to allow for interaction between people inside and outside buildings. Ground floors should be human-scaled and have step backs to allow for taller buildings that don't feel imposing. Storefronts should not be wider than 30 feet on the ground floor. This width is a structurally efficient dimension and provides enough variety at small intervals to keep pedestrians engaged as they walk along the streets.

Balconies and amenity decks on the second or third floors can add to the vibrancy of street life as they allow people to see and be seen from various heights. Rooftops should be made into amenities and can have furniture, landscaping, and pools, all providing excellent views. Facades should be made of varying materials to help add complexity and visual interest to life in the City Center. Similarly, vertical breaks above the step back should be encouraged at minimum intervals to promote variability among buildings while heights are likely to remain fairly consistent.

This building elevation diagram is intended to guide best practices for building form throughout the City Center, but is most applicable to development in the Millcreek Center district.

URBAN DESIGN 04



A. URBAN DESIGN FRAMEWORK

ELEMENTS OF A SUCCESSFUL CITY CENTER

SIGNATURE ELEMENTS

The City Center provides a wealth of opportunities to showcase urban design elements that are distinct to Millcreek. Smaller streets and laneways will be added to break up the large blocks and create more interesting and better connected pathways. Another signature element of Millcreek's City Center is the fault line which runs beneath the future Mill Park. Rather than placing earthquake-resistant development on top of this geological characteristic, the City Center will feature the fault line with open space for gathering, plazas and parks. The sidewalk and streets can even have informative and artistic signage that pays tribute to this geologic feature.

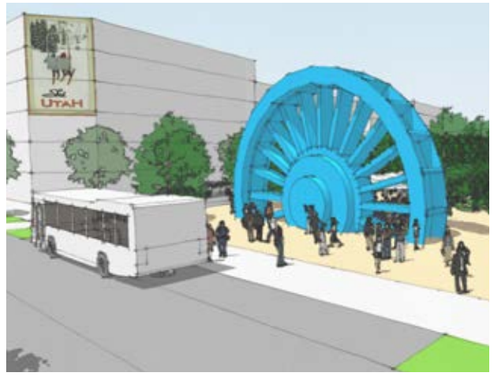
HUB OF ACTIVITY

As the central place for civic engagement, the City Center design creates a core from which all other activity will radiate outward. Potential exists to expand and connect bicycle and pedestrian trails to the Canyon. The integration of these two "third places", or places for social activities other than home and work, can help promote the active and healthy lifestyle of the City. If the design and implementation is successful, visitors will return again and again to the City Center.

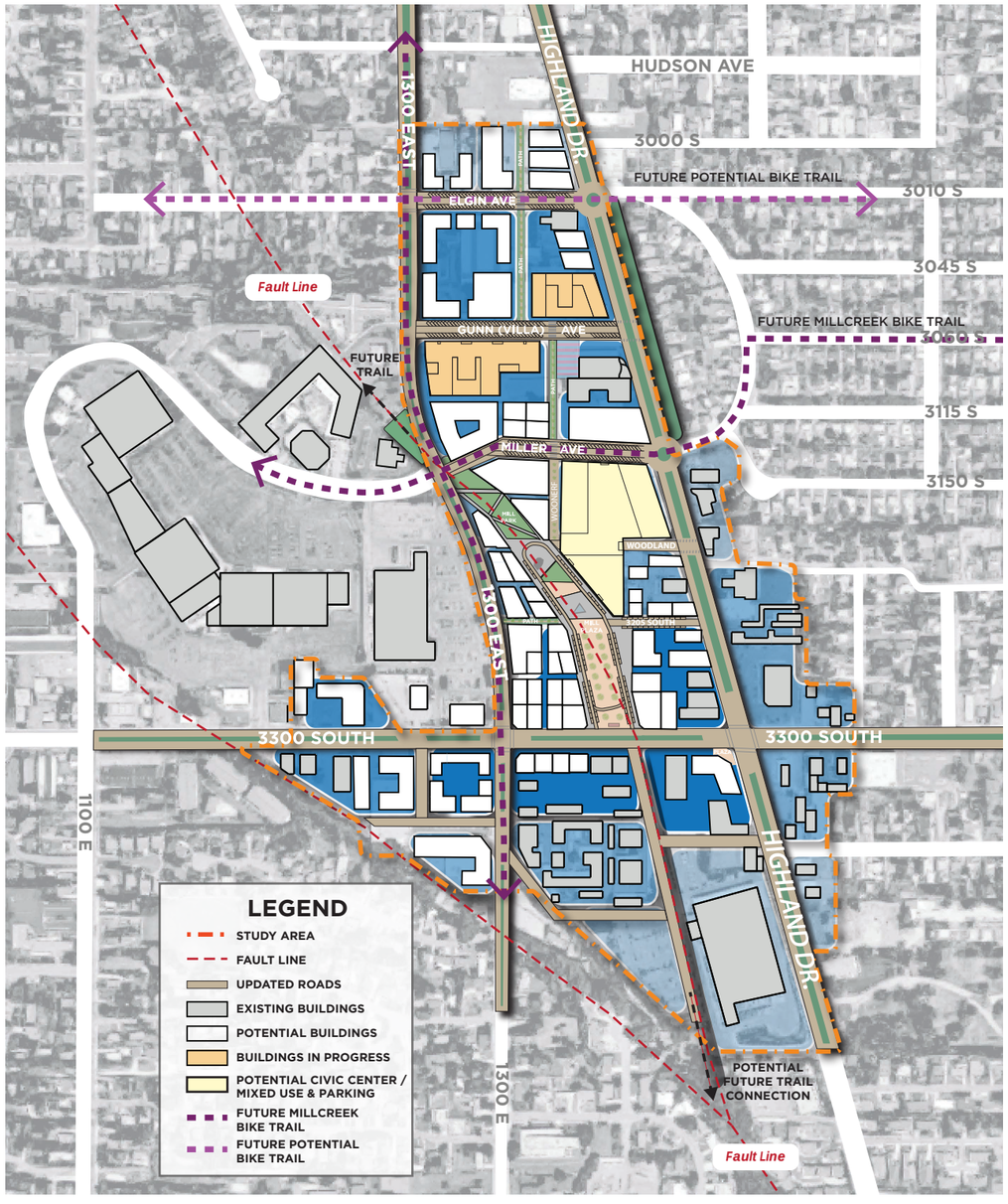
UNIQUE BRAND AND IDENTITY

Millcreek has the rare combination of being a gateway to the outdoors and a place where eclectic arts and culture thrive. With the mountains and canyon in its backyard, it is innately "connected by nature." Its identity is equally defined by its diverse architectural and cultural styles. Modern exists next to traditional, bright colors along muted tones. Natural styles mingle with retro classic ones and together they represent the diverse community of Millcreek.









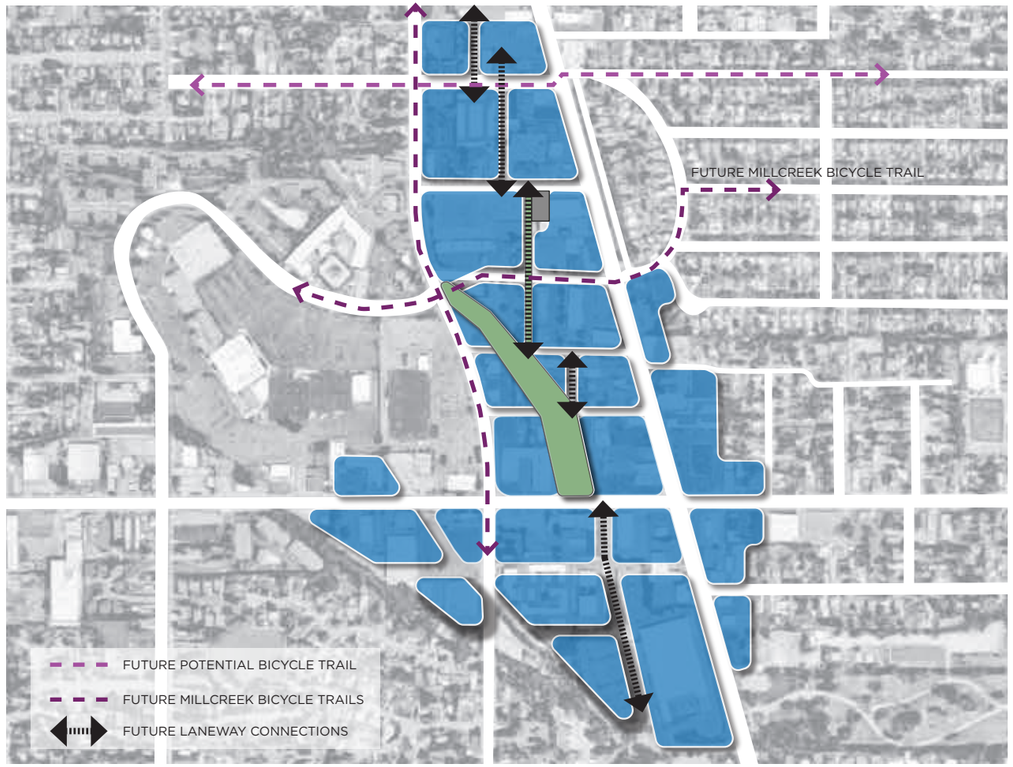
City Center Plan

CREATE A NETWORK OF SMALLER BLOCKS:

In order to increase the walkability of the City Center, small north-south laneways are proposed within the existing blocks between Highland Drive, 3300 South, Richmond Street and Elgin Avenue. The existing blocks are long, some of which run 475 feet from north to south and exceeding 800 feet from east to west. These lengths limit the ability to easily move through and around the neighborhood. Laneways create shorter pedestrian-focused corridors that are unique, intimate, and more manageable. Cyclists can use laneways to more easily connect to regional trail networks. The City should try to achieve block lengths of 300 to 400 feet.

Breaking down blocks and increasing connectivity to the City Center will also promote new and safer connections to adjacent neighborhoods. As neighboring Brickyard ages and approaches redevelopment, strategies in this plan should be used to think about how to create better east-west connections to this area for all modes of transportation as well.

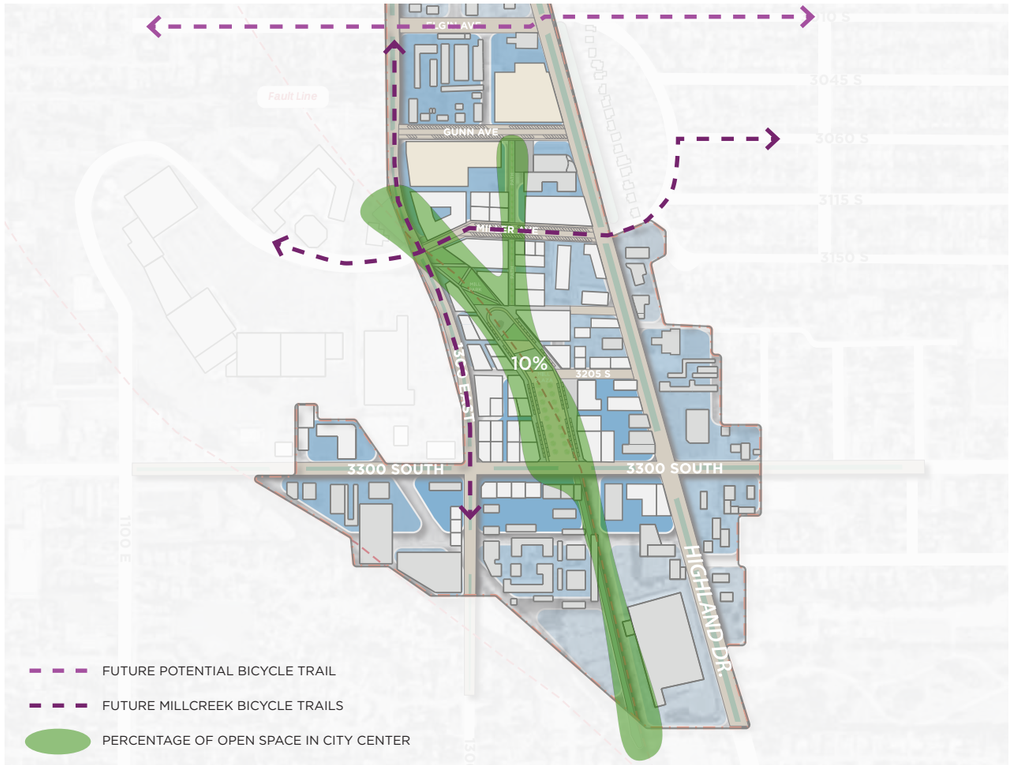
We see how new development in areas like Sugar House reflect a national trend of fragmenting mega blocks and how Brickyard might be redeveloped in this way. A Millcreek City Center with smaller blocks would be prepared to make better connections in the event of redevelopment in Brickyard.



PARKS AND PUBLIC OPEN SPACES:

The proposed Mill Park will create a central public corridor of parks and plaza spaces. Interconnected open spaces will occupy about 10 percent of the City Center. Park features such as play structures, splash pads, water features, slack line poles, and a climbing park will be included to promote Millcreek's active lifestyle identity. The Park can also connect the heart of Millcreek to other regional networks (bike paths, public transportation routes, nature trails). Furthermore, this designation of the City Center as open space maximizes the 'unbuildable' land above the fault line as useful active public spaces. Dense, urban uses should be placed closest to these open spaces to benefit from their activity.

A range of additional amenities that promote outdoor placemaking can be incorporated into the plazas including multi-functional open space for Farmers' Markets, concerts, and festivals. Shade trees and covered structures or pavilions can also support and provide comfort for these "living outside" community activities. Public restrooms should also be made available if possible. Overall, this area should achieve an active space for recreation that is dynamic and can adapt to changing needs and activities. It can also acknowledge Millcreek's connected by nature environment by using signage and wayfinding to indicate how near or far to local peaks and trails.

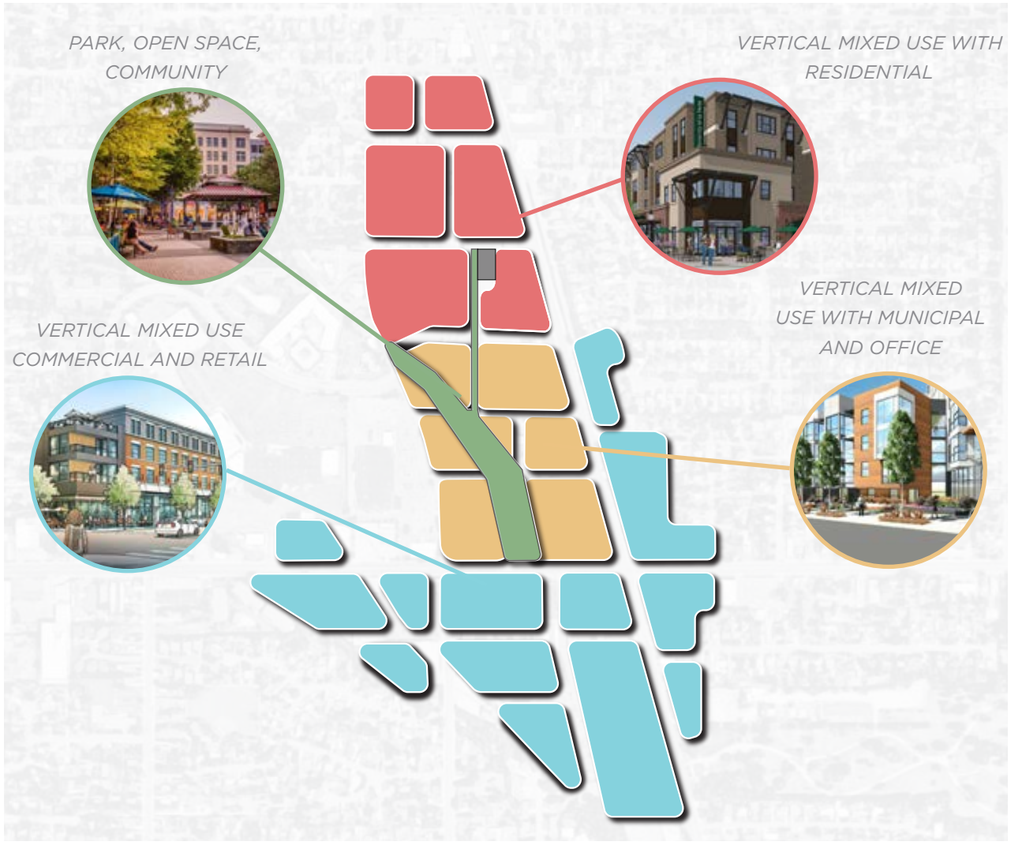


VARIETY OF USES / 18 HOURS OF ACTIVITY / 250 DAYS PER YEAR

The urban design of the City Center can determine how residents and visitors use and experience its spaces. A diverse and dense mix of land uses, active transportation infrastructure, and strong design can support an active healthy place with 18 hours of activity, 250 days of the year.

Diverse land uses that invite visitors including restaurants, retail, grocery stores, galleries, museums, civic spaces, recreation facilities, and places to relax should be encouraged.

Balancing these elements with housing and office can help generate a healthy mix and flow of activity over the course of the day. The Center should be promoted as a place where you meet basic shopping, dining, retail and other basic needs all within walking distance meaning these uses should be placed in close proximity of one another, with well-connected pathways to reach them.

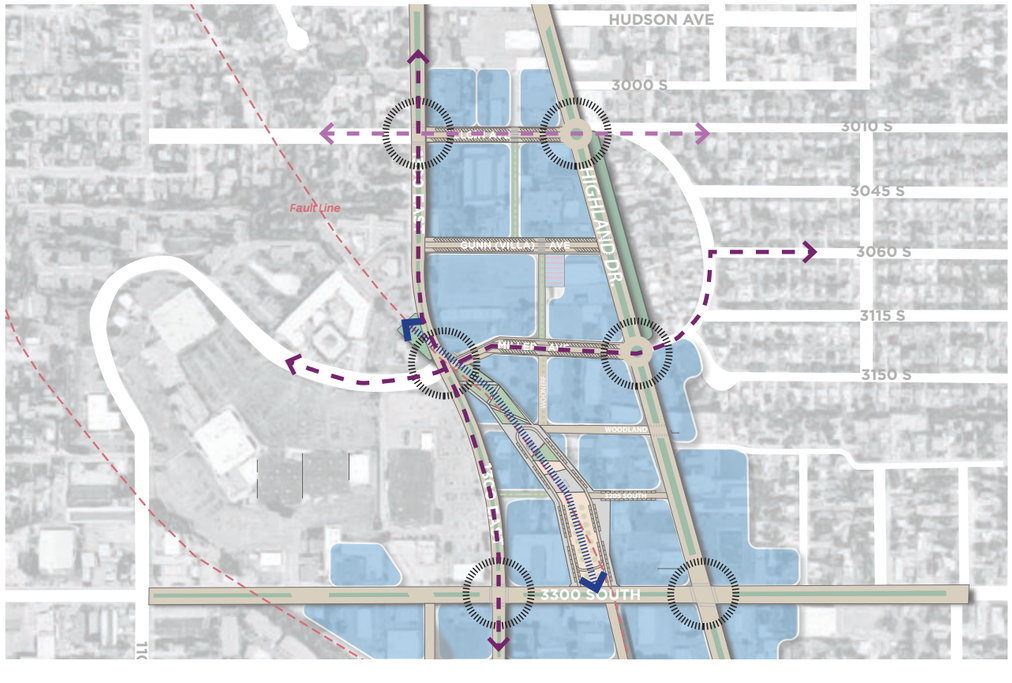


CONNECTIVITY WITHIN AND TO THE CITY CENTER

Many citizens currently refer to the project site as “the island” because of the difficulty connecting to it. A variety of strategies should be employed to make the edges of the site more permeable and increase connectivity to and within the City Center. Improved connectivity can have many benefits including transportation choice, safety, health, and economic vitality. Implementation of these strategies should consider all modes of travel.

To improve pedestrian connectivity, the City should encourage smaller blocks, wider and improved sidewalks, additional and safer signalized crosswalks, narrower streets when possible, and other traffic calming measures. Street design should be pedestrian-focused through new laneways, arcades, transparent storefronts, and connected plazas. Cycling can be encouraged with enhanced and permanent facilities such as bicycle lanes, midblock crossings, bikesharing and bike racks. This active transportation infrastructure should connect to larger trail networks including nature trails like the McClelland and Mill Creek trails. The transportation stop should integrate active transportation with local transit networks.

Major arterials such as Highland Drive and Richmond Street can become “grand boulevards” that provide a comfortable place for all modes of transportation. For more on boulevards, see page 4.8 and 5.2-5. They can also connect smaller public spaces like plazas and parks so that the boulevards themselves become active places.



B. DISTRICT IDENTITY

STREETSCAPE

BOULEVARDS

Proper boulevards strive to equitably provide opportunity for all users and modes of transportation. They are key to the success of great new public spaces. They re-balance the power struggle between pedestrians, cyclists, transit and cars on the street. The greatest boulevards in the world are typically broad and lined with trees. They have comfortable space to accommodate vehicles, buses, bicycles and people walking.

The vehicle lane widths are typically not large and range from being as small as 10-12 feet. This size can ensure safety by design. Boulevards feature deep sidewalks with landscaping that allow heavy pedestrian activity and spillover from adjacent land uses like cafes and restaurants. Parking on both sides of the street will provide a buffer between people on the sidewalk and traffic in the street. See page 4.10-4.11 for more details on design specifications.

Walkable urban design expert Jeff Speck talks about how boulevards create real estate value. They create lovely environments where bland, high speed arterials normally exist. They are desirable places where people can easily stroll or bike, but they also work for cars and buses.

MILL PARK

The City Center's Mill Park is a grand open space and park that will exist over the fault line. This linear space invites people to stroll and experience its various elements.

The Park and its image will change through the seasons. In the spring, there will be Farmers' Markets selling fresh produce and flowers. In the summer, live music, outdoor events, and artistic activities will dominate the space. All the restaurants will have their patio furniture out on the sidewalks and people will enjoy people watching whether they are sitting at a cafe or walking by. The sidewalks will be shaded by lush, full-canopied trees and those outside will enjoy the evening breeze that comes down through the canyon. In the fall and winter, some restaurants may leave some tables outside under tents or yurts, like at Root's, with heat lamps. The center of the Park can be transformed into an ice skating rink for people to hang out with friends and drink hot chocolate or do Christmas shopping at the local boutiques on the periphery.

The Park's open concept and flexible design will allow it to be used through all four seasons. It will be a rich and varied environment that can change and adapt to different needs. While seasons change the spaces remains constant as the center of prime activity for the City of Millcreek year-round.

LANEWAYS & WOONERFS

To afford better ways for pedestrians to cut across larger City Center blocks and more directly access their destinations, laneways should be added between and through blocks running in a north-south direction.

Multiple designs to create laneways can be successful in the City Center. Woonerf-style laneways can promote slow-speed environments for all users. In a traditional woonerf, all modes travel on a street that is at the same grade and includes no curbs. However, designs can also maintain the level street characteristic, while accommodating bollards between pedestrian walkways and vehicular driveways. Vegetation such as trees or potted plants can also be strategically placed as dividers, protecting people walking. They can also function to capture run-off storm water that would normally flow through a gutter. Typically, due to the narrow nature of woonerfs, cars are not allowed to park along a woonerf, otherwise auto-traffic would not be able to flow.

Other laneways are created for pedestrians and cyclists only. These tend to be even more intimate passageways and unique spaces. See page 4.12-4.13 for more details on design specifications.

EAST - WEST NEIGHBORHOOD STREETS

The east-west streets in the City Center, or "neighborhood streets," enhance connectivity by adding additional intersections and breaking down large blocks. Smaller blocks are more walkable blocks and provide more options for people to access their destination.

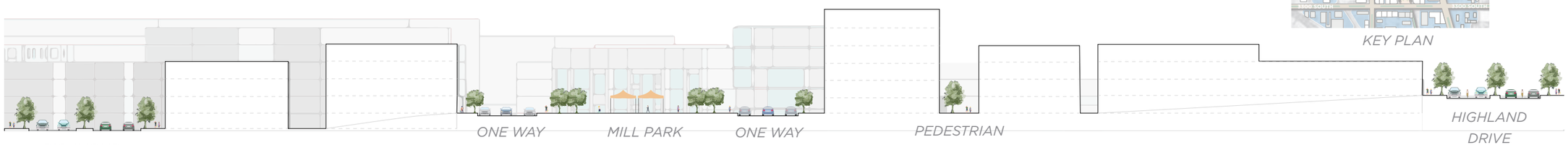
The current shape of the area bordered by large north-south arterials on each side makes it somewhat of an island. By enhancing linkages running east-west, the isolated environments of the area are broken down and the entire City Center becomes more accessible from all sides.

These smaller streets are defined by better, wider landscaped sidewalks; improved curbs and gutters; and a design for slower speeds. Angled, nose-in parking is found on both sides of the street and adds an extra layer of protection between pedestrians and vehicles.

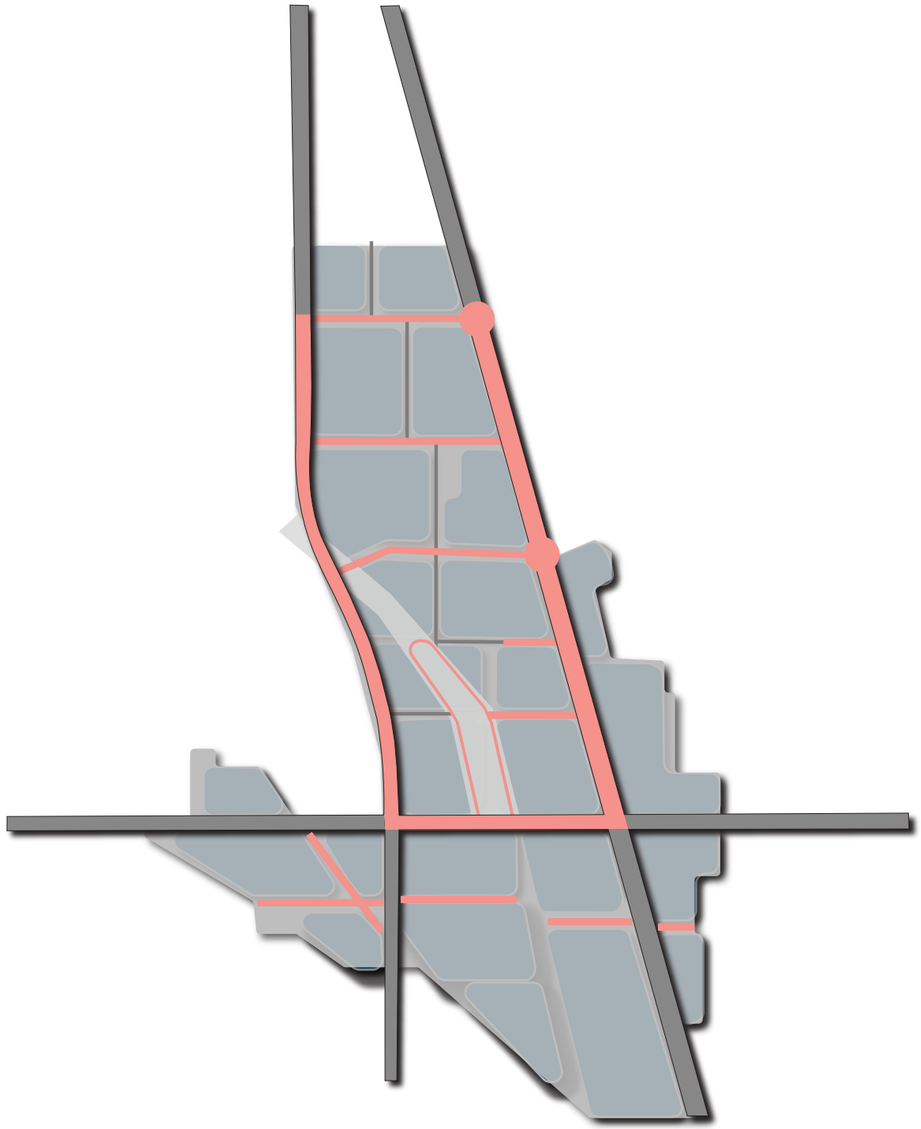
Due to the slower speed of traffic on these smaller streets, sharrows (bicycle lanes that share the same part of the street as cars), are used for bicycle paths. Additional bicycle infrastructure is found in the form of bicycle racks. Streets intended for improved east-west connection are Gunn, Elgin, Miller, Woodland, and 3205 South.



KEY PLAN

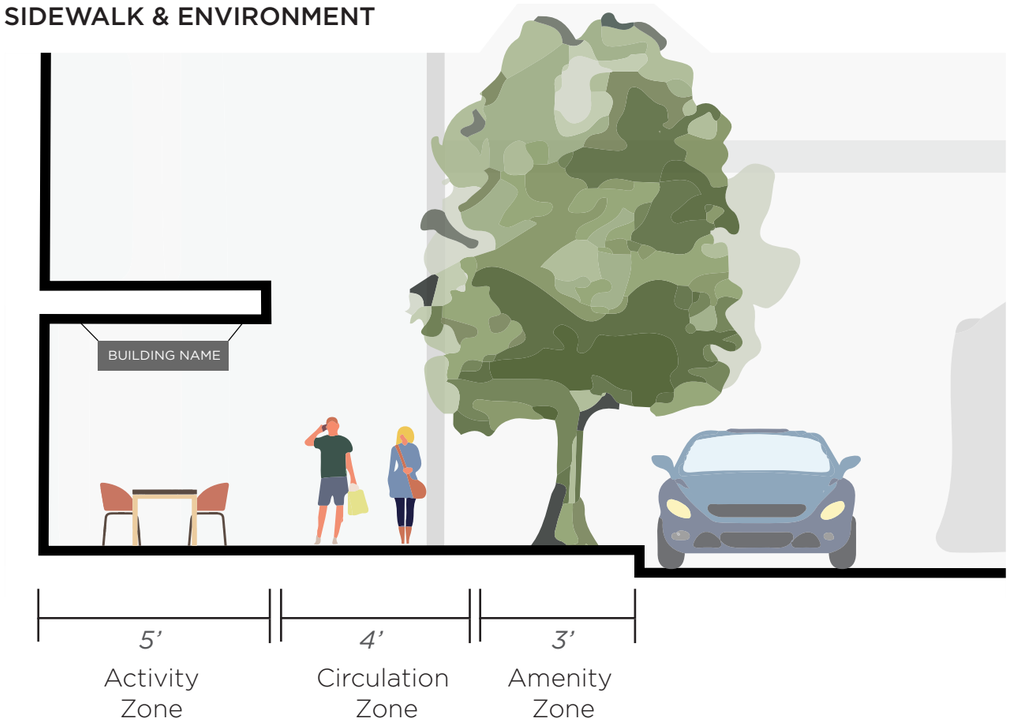


Cross Section of Millcreek City Center



BOULEVARDS AND NEIGHBORHOOD STREETS

SIDEWALK & ENVIRONMENT



ACTIVITY

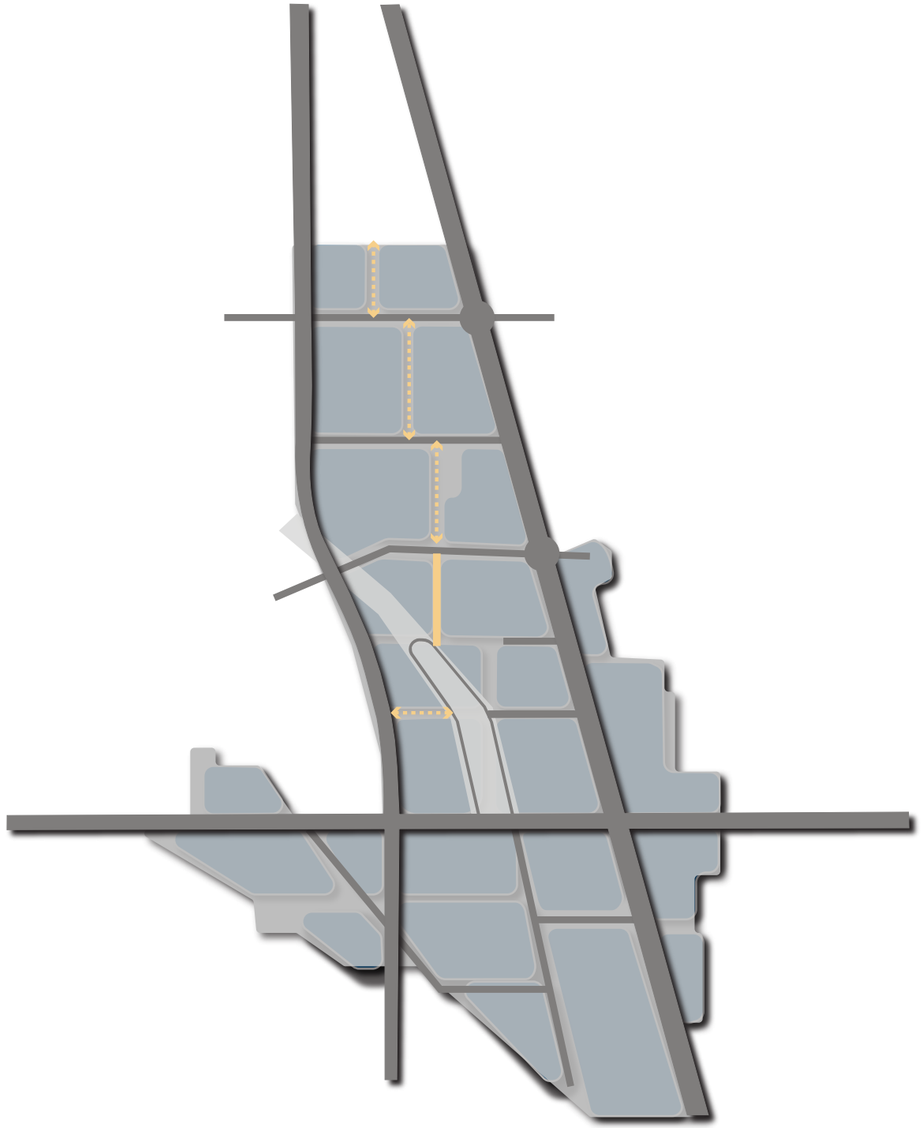
The Boulevards and Neighborhood sidewalks will be primarily used for walking, dining, and shopping. With those activities, there should be high visibility and transparency into the storefronts. Retail stores should have beautiful and interesting displays that cause people to stop and look.

CIRCULATION

Sidewalks will be present on every street with vehicular traffic. Crosswalks will be available at every intersection. With the proposed street grid-pattern, this will make it easy for people to get from point a to point b in the most direct way and encourage more people to take trips by foot. Roundabouts may be used on Highland Drive (see more on pages 5.20-5.21).

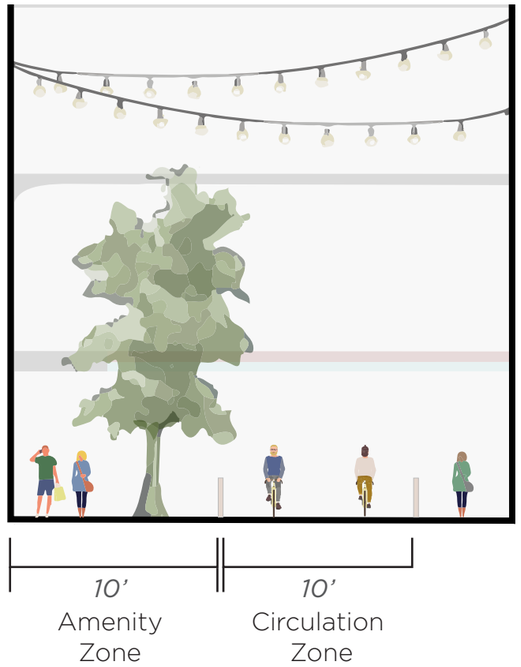
AMENITY

Boulevard and neighborhood streets will have an abundance of trees, benches, public art, trash receptacles, unique lighting, and other street furniture which make using these spaces very inviting.



WOONERF *LANEWAYS/ PEDESTRIAN PATH*

LANEWAYS/ WOONERF/ PEDESTRIAN PATH



ACCESS

Pedestrian paths found on laneways and on woonerfs are like streets dedicated to solely active transportation. These spaces are invitations for human-scale street life to spring up. They will likely have stoops and building entrances and access. These may also fulfill delivery / service needs of buildings to be considered on a case by case basis by Millcreek City if no negative impacts to pedestrians can be mitigated through unique design.

CIRCULATION

These streets promote active transportation. They can allow people to quickly and efficiently move through the City Center and follow what might be natural desire-lines. They allow one to go from point A to point B in the shortest distance possible and their low-impact use make them perfectly suited for interior block placement.

AMENITY

In addition to street trees and vegetation in pots and planters, benches or tables, lights, mailboxes, or public art might decorate and amenitize the space. Murals that highlight the Millcreek's history and natural setting can also adorn interior walls to these spaces.

C. STREETSCAPE ELEMENTS

BRANDING / IDENTITY / AESTHETICS

The City Center should have a consistent brand and aesthetic that identifies it as a distinctive destination. This branding should highlight the uniqueness of Millcreek and emphasize the City's "connected by nature" slogan. Natural, aesthetic elements such as trees (wood), creeks (water), and mountains (stone) should be present. These themes should be repeated throughout the Center in its public spaces, streetscapes, architecture, and in wayfinding, and could also be incorporated in the village centers identified in the City's General Plan as well.

STREETSCAPE AMENITIES / URBAN DESIGN ELEMENTS

The City Center will require a defined set of streetscape elements, including furniture (e.g. benches, garbage bins, bus shelters, bollards, tree grates, bike racks, planters), lighting, signage guidelines, gateway design, art, placemaking, and wayfinding. These elements should be consistent with the aesthetics discussed above to enhance the experience of people walking and biking, while also creating a cohesive identity for the City Center.

LANDSCAPE THEMES

The City should also establish a set of landscape guidelines. These guidelines will indicate acceptable/unacceptable materials; paving types; recommended plant lists, planting minimums, green buffers; types of parks, playgrounds, and their amenities; street furniture; bike paths, and bike parking. All elements should reference the "connected by nature" theme.

ROOFTOPS

A defining characteristic of Millcreek is its excellent views of the Wasatch Mountain Range. Encouraging visual access through the development of public and private rooftop spaces is highly recommended. This is especially true for sites fronting Mill Park, but is also suggested for locations throughout the City Center. The benefit of developed rooftops goes beyond good views. Landscaped and green roofs can help reduce the heat island effect found in many urbanized cities. Rooftop activity on shorter buildings can help put eyes on the street, increasing safety and psychological connectivity to the rest of the community. The City should incentivize the development of public rooftops as additional amenity space. For more information on developer incentives, see page 3.27.





PAVING AND PAVERS

Calling directly on the materials from the surrounding canyon environment, granite pavers as accents in plazas and on sidewalks. They can be set on a sand bed, with a 4" concrete sacrificial slab beneath to prevent differential settling, protecting them against freeze-thaw cycles of subsurface moisture and changes in soil pressures and bearing capacities. Brick and colored concrete can be used in other accent areas like crosswalks to add artistic flair and to promote safety.



BIKE RACKS

Active transportation infrastructure such as bike racks can go a long way in encouraging and making it possible for people to realistically use this alternative form of transportation. Furthermore, the design and shape of bike racks are flexible enough that they can further translate Millcreek's brand and identity. The shapes can take on an organic or adventurous spirit and add vibrancy to the streetscape.



BOLLARDS

Bollards are recommended in key parts of the City Center where there might be conflict between drivers and pedestrians. Clean, stainless steel bollards evoke a contemporary feeling, while also being easy to install, and remove if needed. These can be used at key locations like woonerfs where separating modes of transportation is needed.



TRASH / RECYCLE RECEPTACLES

Trash cans and recycle bins are a necessary part of any clean, vibrant public space. Beyond their utility, they can be an opportunity to promote the City's brand even further. This might be through the use of similar natural materials like wood, or it might incorporate the City's logo and slogan.



STREET LIGHTS AND LAMPS

Having consistent street and plaza lamps is important to create the sense of a coherent City Center. Lighting can often unify an area across several blocks and signify that you are in a particular district or part of the City.

Drawing on the theme of modern and natural, lamps that are dark sky friendly should be considered. In certain areas, full cutoff or lights that have zero light distribution above an angle of 90 degrees above nadir (sun angle), should be used. As Mill Park becomes a place for people to gather on summer evenings, providing safe well-lit spaces, while preserving the ability to see the stars can create a unique public space.

Lamps that have the ability to have two heads attached will be helpful for illuminating foot paths that may be crossing or intersecting. They can also provide broader more vertical light projection to plazas and terraces so people can see each other at night. A warm light tone of 3000 to 3500 kelvin is recommended for bulbs or LEDs. Smaller areas can benefit from lamp styles that can also stand alone. It is recommended to use a modern, simple style of lamp that blends well with natural elements like landscaping and trees, but also that correspond with increased development of taller buildings.

The style should also allow the City to attach signage to lamp posts about upcoming local events or branding that announces the City Center area.







BENCHES

Great spaces provide excellent places for people to pause and relax. Benches in the City Center will be in areas where people might naturally wait or sit to enjoy the outdoors. The look and feel of these public realm amenities will reflect and reinforce the overall identity of the City Center as a place that connects with nature. Steel, durable benches with a modern design are recommended.

This material can stand up against the elements especially in Utah's four-season climate. Wood accents can tie in the character of the area and can be added to create more warmth and comfort during cold weather. These bench styles draw on the connected by nature character of the City, while the more modern metallic elements make them feel contemporary.





STREET FURNITURE

Benches are great for sitting alone or with one other person, but street furniture like bistro table sets with movable chairs provide the infrastructure for more lively activity and can accommodate larger groups. These can be set out near office buildings so that in spring, summer, and fall, people can come out and enjoy their breakfast or lunch in the outdoors.

They can function as meeting spots. People can work at the tables. To tie in with the modern feel of the benches, stainless steel or metal materials are recommended and will be more durable to weather rain or snow. The City should also create a strategy for taking in the street furniture at night, or using a tasteful solution to chain it together to prevent theft.





LANDSCAPING

STREET TREES

Street trees create a lush overhead experience that protects pedestrians and defines roads and pathways. They increase comfort in outdoor spaces encouraging pedestrian activity and decreasing the heat-island effect. These trees should be pruned up to provide a tall canopy and clear visibility. Special care to species selection is necessary to select trees with strong dense limbs that avoid breakage commonly seen in faster growing weak trees.

LARGE PARK TREES

Park trees are crucial to the definition and enjoyment of park spaces. These trees provide the necessary shade and cooling on hot sunny days. These same trees drop their leaves in the colder months opening these spaces up to the warming sun. Such trees as sycamores, lindons and oaks could be considered.



SMALL ORNAMENTAL TREES

Ornamental trees tend to be smaller and more showy, their seasonal blooms and bright fall foliage colors create interest for pedestrians and park users at different times of the year. A number of native and low-water use trees are available and include redbuds and maples.





NATIVE SHRUBS AND PERENNIALS

Native shrubs and perennials will tie the flora of surrounding mountains and canyons to the City Center. Smart native low water use planting solutions require fewer natural resources to maintain and help create an identity of place. These plants could include sages, serviceberry, yarrows and penstemons.







ORNAMENTAL GRASSES

Grasses provide a timeless natural look that pairs well with traditional and contemporary architectural styles. A selection of water-wise grasses provide year-round interest when they are kept long during the winter and cut back in early spring. Grasses like regal mist and Karl Foerster should be considered.







EXISTING SIGNAGE

The City Center site of Millcreek is dotted with its own flavor of signs. It has a handful of iconic signs like the Villa neon display that adorns Adib's Rug Gallery. This bright and colorful sign provides nostalgia for those who have lived in Millcreek and remember the old movie theatre. They add a touch of history that should be retained.

The Tres Hombres sign has a completely different style, but is equally iconic to those traveling on Highland Drive. This sign shows how the business owners creatively adapted a previous mechanic sign with three figures for their own restaurant name. Each of these signs, as well as others, contribute to the unique heritage of the area which should be retained as part of the City Center identify.

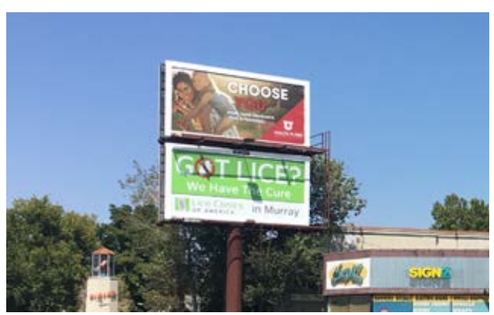


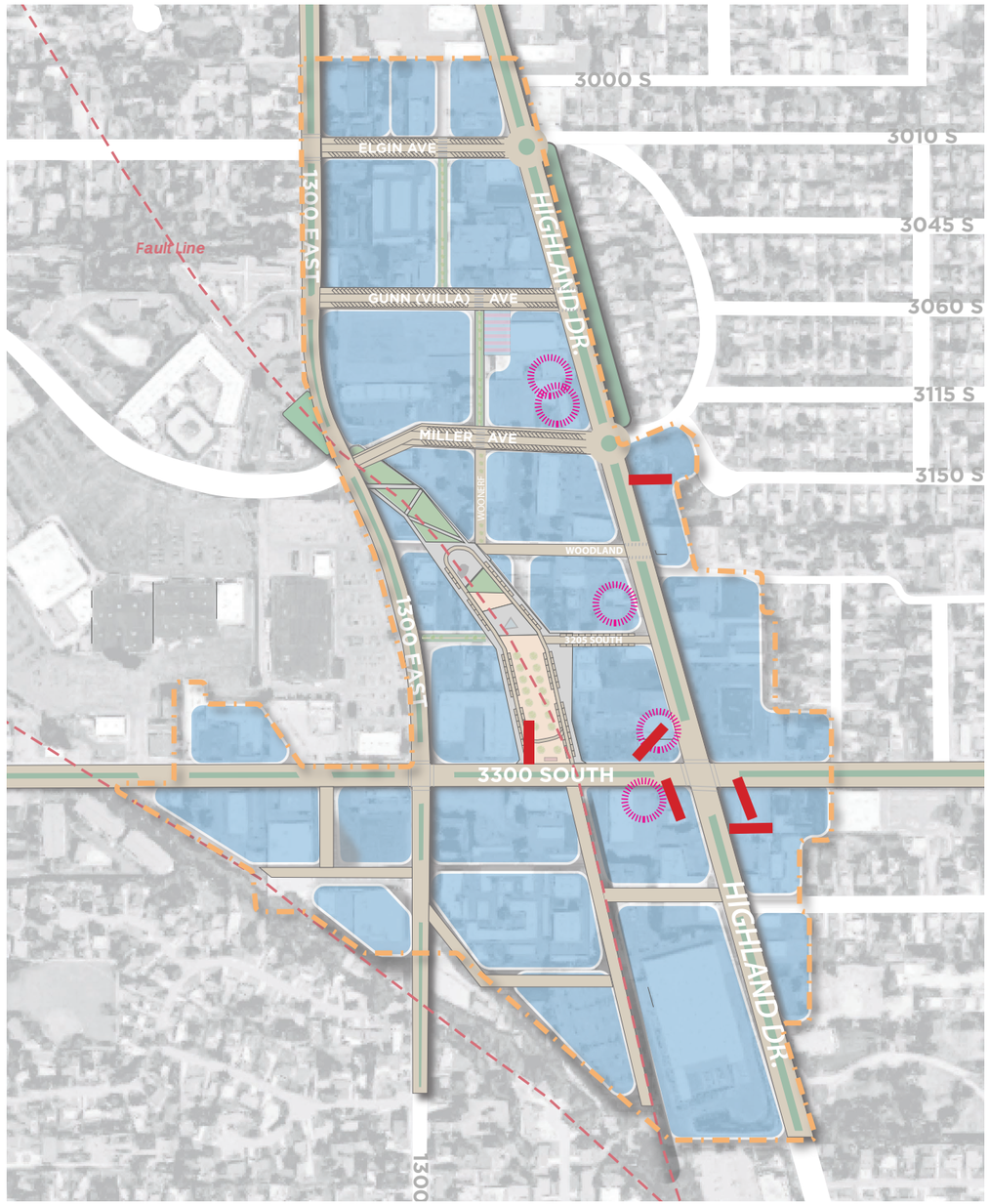


Locally-owned Crown Burgers is not specific to Millcreek, but it does have a bright and recognizable sign that evokes the similar vintage-feel of the Villa sign. Signs like these should be preserved throughout the City Center area to retain its eclectic heritage and to be integrated with future new small business signs.

Billboards and other outdoor advertising signs that are oriented to solely automobile traffic are also present on the major arterials around the City Center. While these provide minimal revenue to the City, they often block important view corridors. Future signage should intentionally be accessible to people traveling by all modes and that better integrate and enhance the environment within the new City Center.







EXISTING ICONIC SIGNS

EXISTING BILLBOARDS (including sign orientation)

FUTURE SIGNAGE

The City should create an ordinance that has a multi-faceted, high quality approach to signage. These ordinances should be sensitive the specific needs of the different urban contexts. New signs should be deeply integrated into the overall urban design of the City Center and be emblematic of the City's connected by nature brand and identity, while also allow for some eclecticism.



WAYFINDING

Signs that help people navigate should be present throughout the City Center. They should be sized to target people on foot or bike, as well as those in cars. Placed at key intersections, junctions, or entry points into the City Center (such as bus stops), they can orient visitors and assist them in finding their intended destinations. The sign materials should be uniform and also draw upon the larger district signage natural theme.



DISTRICT AND MONUMENT

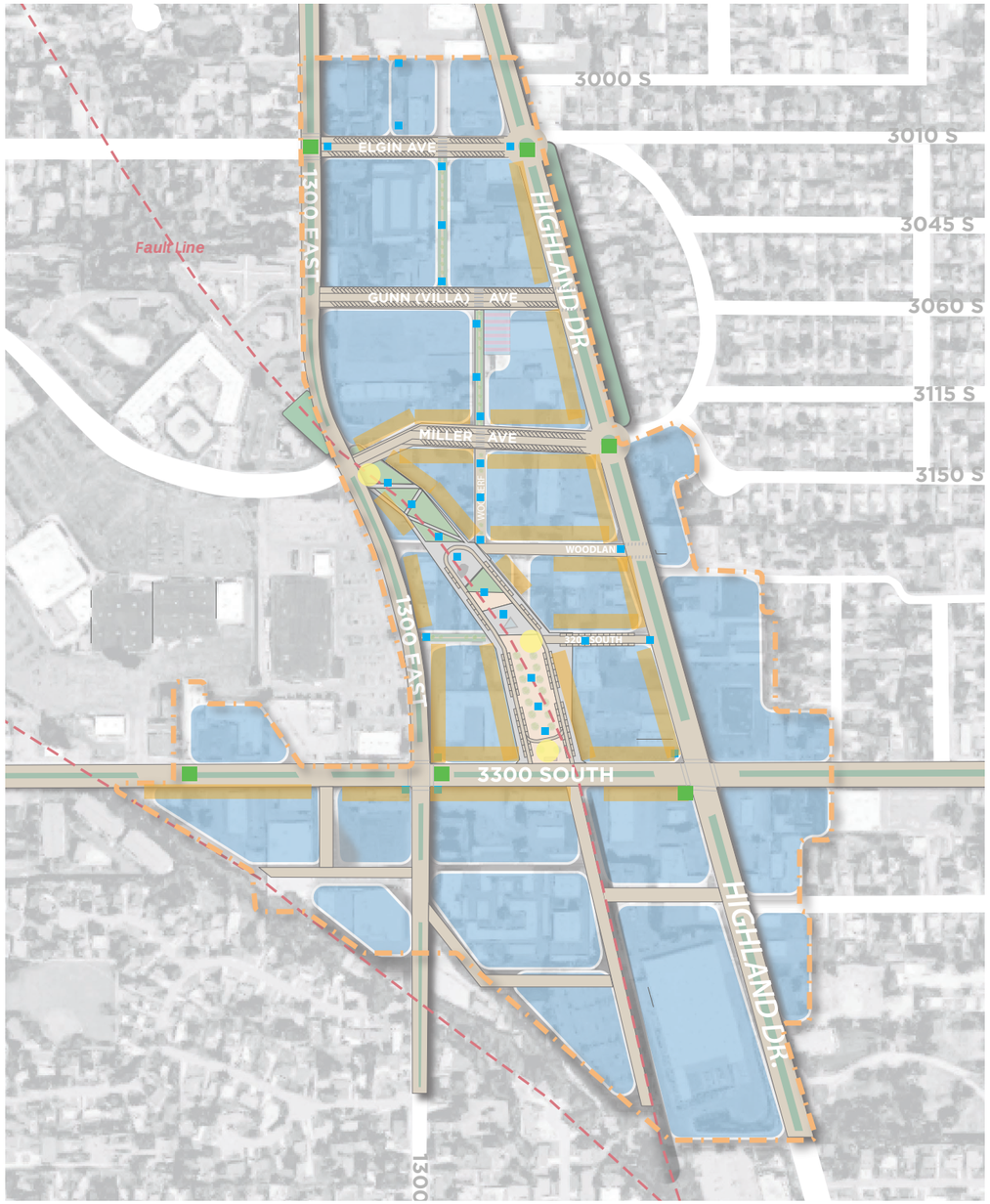
District signs that represent Millcreek's characteristic brand and identity should be should be placed at the edges of each district. This will signal a sense of arrival and a change of environments. These signs should have the look and feel of other natural and artistic material elements present throughout the City Center.



STOREFRONT

Within the City Center, signage for local businesses and upcoming events should be encouraged. These smaller signs will be designed to be seen in close proximity and will have more detail. Blade signs, sandwich boards, and even community boards for free expression are examples of signage that is encouraged to enhance the pedestrian realm while also supporting the eclectic and unique brand of the City Center.





LANDMARKS

EXISTING

Aside from signs like those at the Villa or the bowling alley, the current City Center area is light on physical landmarks that are easily identifiable. This contributes to a “placelessness” feeling in this part of the City. There is nothing distinct or remarkable, no point to rally around, no defining feature that is unique to the City of Millcreek and its City Center.

FUTURE

Landmarks are community assets for many reasons. They can be gathering points for meeting. Often they will contain elements that pay tribute to a city’s heritage and history and can, help evoke civic pride. Intentional planning for future landmarks enables them to be part of the larger placemaking strategy to make otherwise placeless public spaces more memorable. Landmarks that have existed for long periods become an essential part of the urban fabric of a place. They can give spaces meaning for those who interact around them and aid in wayfinding.

The envisioned City Center has several landmarks that can help orient people on the site. The Mill Wheel at the south end of Mill Park is a natural place for people to meet, especially for those riding transit or getting dropped off. The Civic Building (not pictured) will be another distinct feature in Mill Park. The Millview Splash Pad and Grandeur Boulder, named after local trails and peaks, can function as landmarks, especially for friends and families gathering.

While the food truck plaza in the Neighborhood District does not have a physical monument to act as a landmark, through tactical urbanism strategies such as public art and temporary street furniture, as well as repeated use of the space, the temporary plaza itself could become a contemporary landmark. It also is collocated with an easily identified community landmark being connected to the Villa Theatre, which is well-known to area residents over many decades.



Large Mill landmark on 3300 S



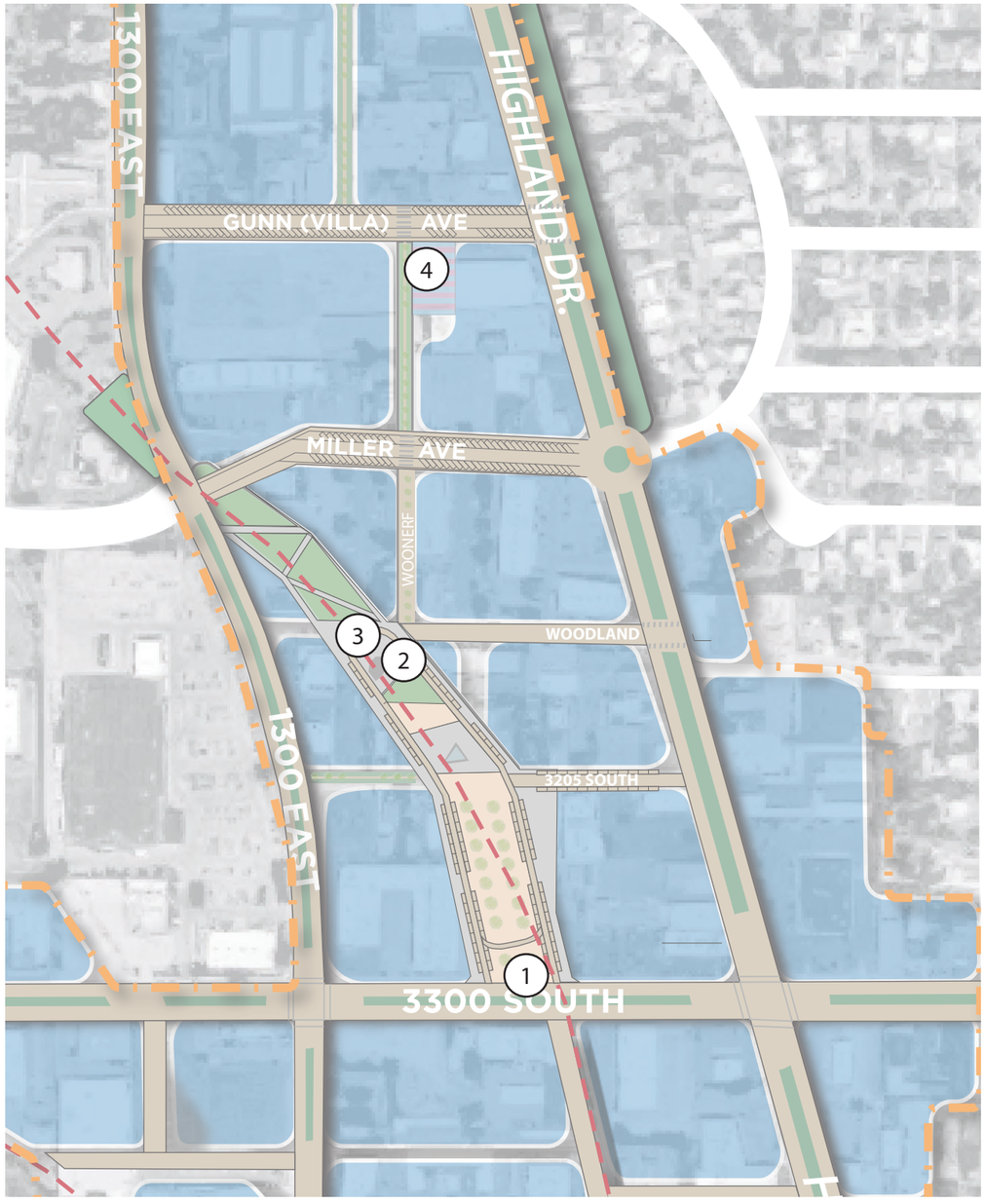
Families can meet at Millview Splash Pad



All ages can play at Grandeur Boulder



Friends can meet for movies at Villa Plaza



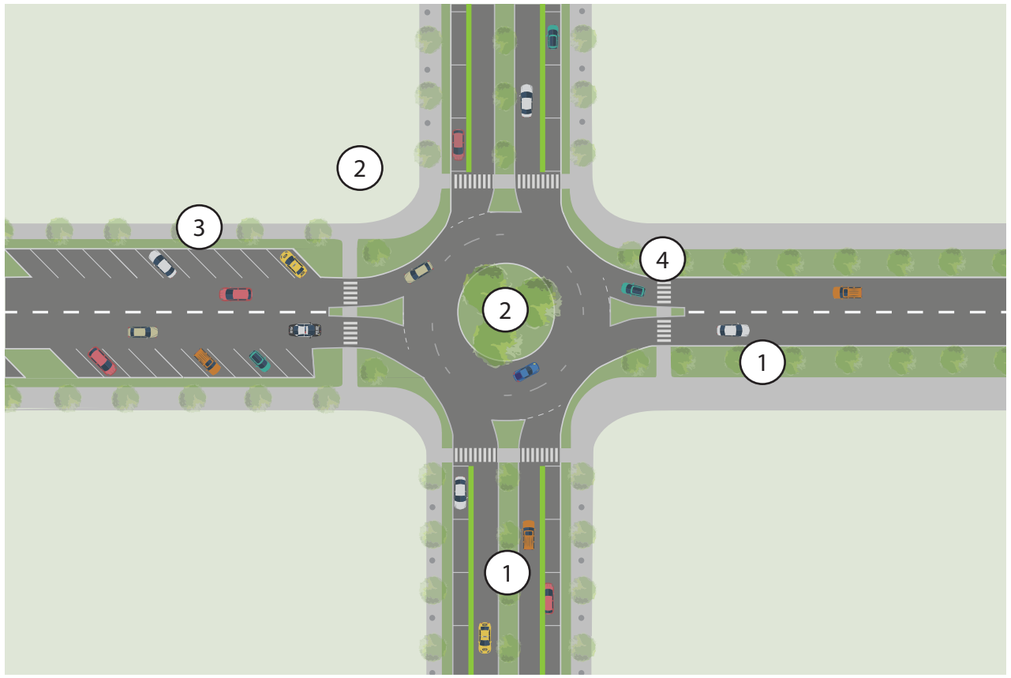
0 *FUTURE LANDMARK LOCATIONS*

PRIMARY GATEWAYS

Gateways demarcate entrances and provide a sense of arrival. They should be located at strategic edges and attract people toward the City Center. As such, they should be prominent and distinctly recognizable, allowing people traveling to quickly understand their location in context to the City as a whole. They should meaningfully interrupt ongoing flow to alert people they are entering a new environment or transition, such as when they are leaving Salt Lake City and entering Millcreek.

There are four gateway features the Millcreek can use to welcome its citizens and visitors to the City Center including: uniform landscaping; iconic, monument, and landmark signs; consistent streetscape elements; and distinctive crosswalks.

Strategically placed at the edges of the City Center, these gateways make it clear to vehicles, cyclists, and pedestrians, that they have now entered Millcreek's City Center. The sizes of each gateway type should vary to be proportionate to people in cars, by foot, or on a bike, as well as to account for pace of travel. The diagram below depicts some basic features of how a roundabout design might work as a community gateway (see more details on page 5.18-5.19).



LANDSCAPING



Uniform landscaping can be used in medians that lead to the City Center as a key strategy for making the City Center easily identifiable. The City should implement the landscape guidelines which outline specific trees, grasses, and shrubs that become recognizable to this area. For more information on landscaping, refer to page 4.14. This subtle form of branding can add to the feeling that one has entered a distinct new environment, which places a specific emphasis on nature and landscape.

MONUMENT SIGN



Monument signs literally and figuratively announce the transition from one part of the City (or from another City such as Salt Lake) into the Millcreek City Center. These are recommended to be placed at strategic corners of the City Center or in future roundabouts (identified on the map on page 4.23). The look of these signs should be consistent with the iconic landmark style of the Mill Park sign to create a cohesive and identifiable look and feel throughout the City Center.

STREETSCAPE ELEMENTS



Consistent application of streetscape elements is one of the most powerful ways to signify arrival to and boundaries within a City Center. Urban design elements such as lamp posts, lighting with banners, signage, street furniture and potted landscaping can line the streets and draw people's attention toward the City Center. While visually powerful in a formal sense, these also often serve functions such as safety, psychological noise reduction buffer, reduction of the urban heat island effect and other important functions within a City Center.

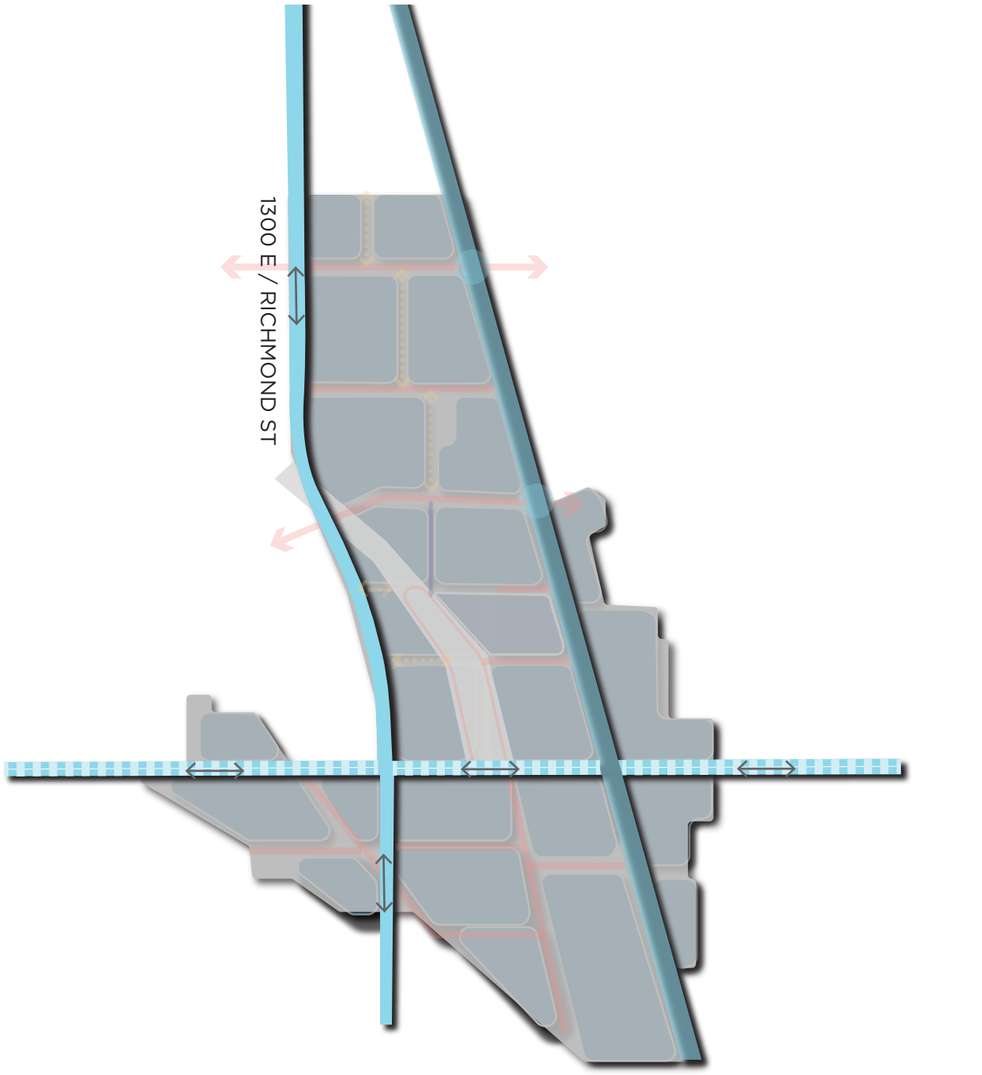
DISTINCTIVE CROSSWALKS



Distinctive crosswalks with natural or artistic materials can be placed at intersections in and around the City Center. While these should be present at all crossings, they should be specifically focused on the edges of the City Center. These may take the form of pavers and brick to match the recommendations within Mill Park, or to reduce cost these crosswalks could be colored concrete, textured (thermoplastic material) or painted asphalt surfaces as well.

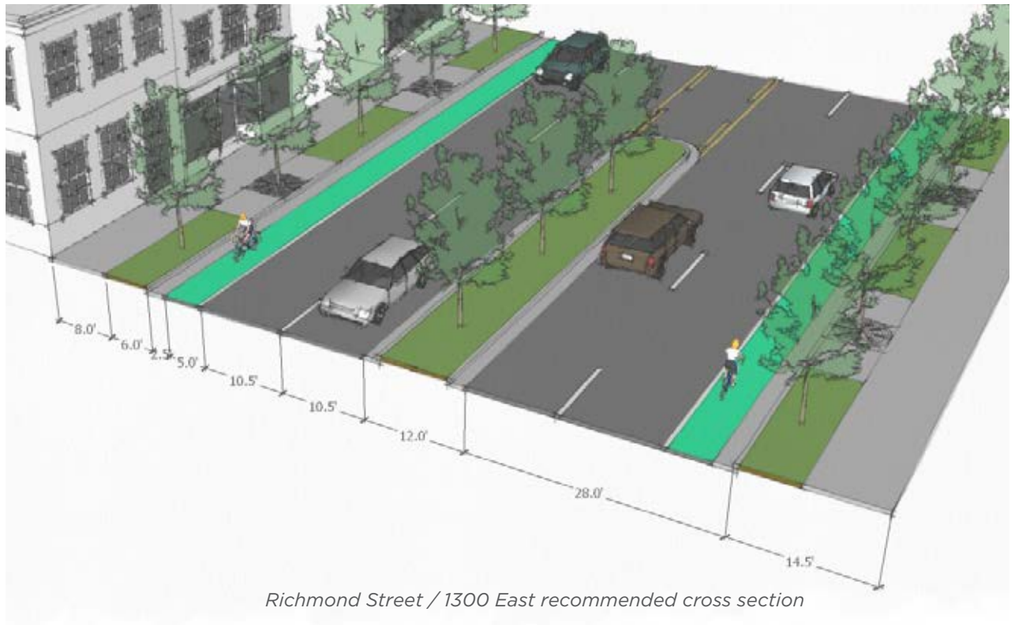
TRANSPORTATION 05





BOULEVARDS
NEIGHBORHOOD STREETS
LANEWAYS
UDOT ROUTE
WOONERF
ONE WAY COUPLET

BOULEVARDS

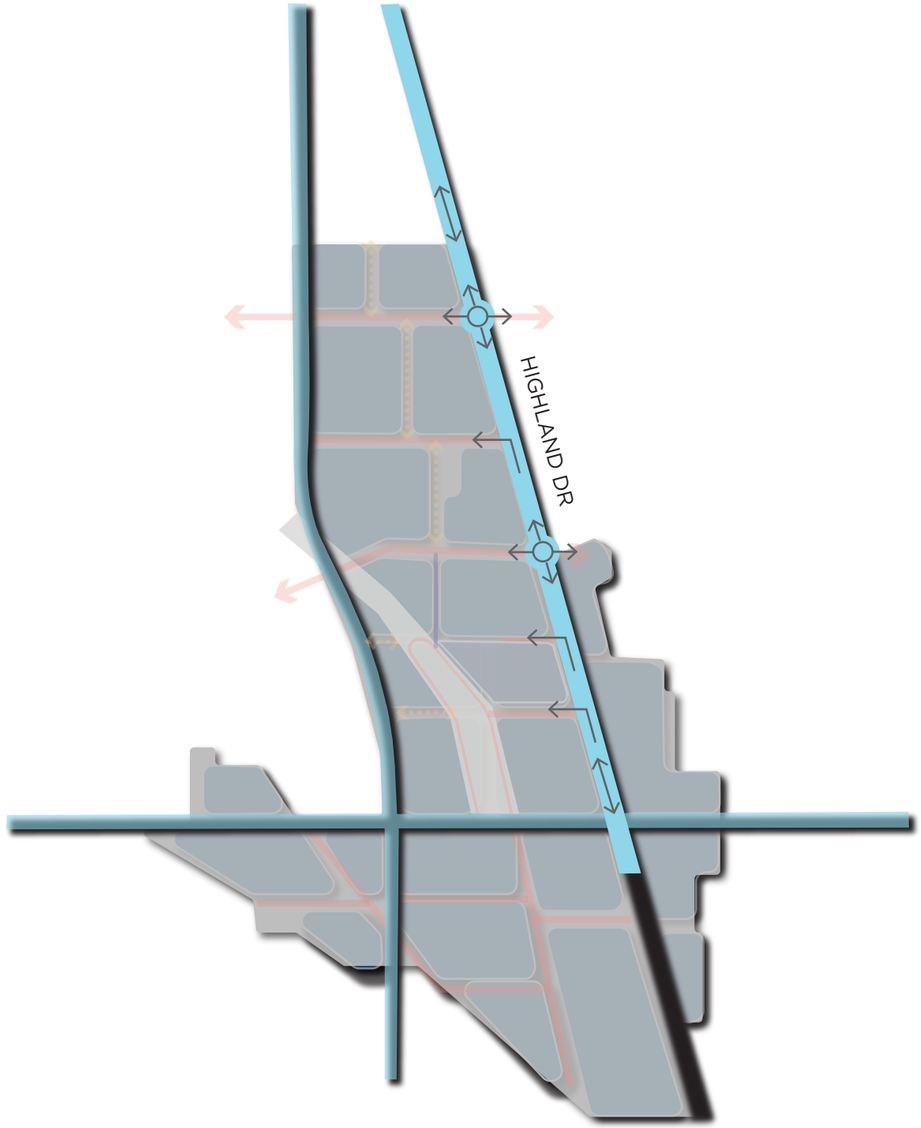


Richmond Street / 1300 East recommended cross section

FOUR-LANE BOULEVARD CROSS SECTION

A four-lane boulevard with bike lanes and a planted median is recommended on Richmond Street / 1300 East. The proposed boulevard would have a right-of-way of approximately 97 feet in width. This is wider than existing right-of-way widths today, but would be required to achieve this boulevard design. See the subsequent sections in this chapter for comparison between existing and proposed right-of-way dimensions. The medians would feature plantings, except at key intersections where protected left turn pockets would be provided. Recommended speed of vehicle travel is 40 miles per hour along the four-lane boulevard. Bike lanes would exist between travel lanes and the sidewalk curb, and should include several feet of buffering from traffic. Highly visible crosswalks, high-intensity activated crosswalk (HAWK) or rectangular rapid flash beacon (RRFB) signals, and curb extensions should be part of a larger traffic calming strategy at pedestrian crossings. The sidewalk should be 6' wide at a minimum with a similar width for a tree-lined park strip. Buildings should front the property line and provide ground-floor activation to create a desirable pedestrian environment to encourage people to walk in this area.

3300 South is owned and controlled by UDOT. To the extent the State agency is willing to allow this type of boulevard, Millcreek should aim for consistency and replicate the design on this large arterial, which could reveal a latent demand for use by pedestrians and cyclists to use the corridor.



BOULEVARDS
NEIGHBORHOOD STREETS
LANEWAYS
WOONERF
ONE WAY COUPLET

BOULEVARDS



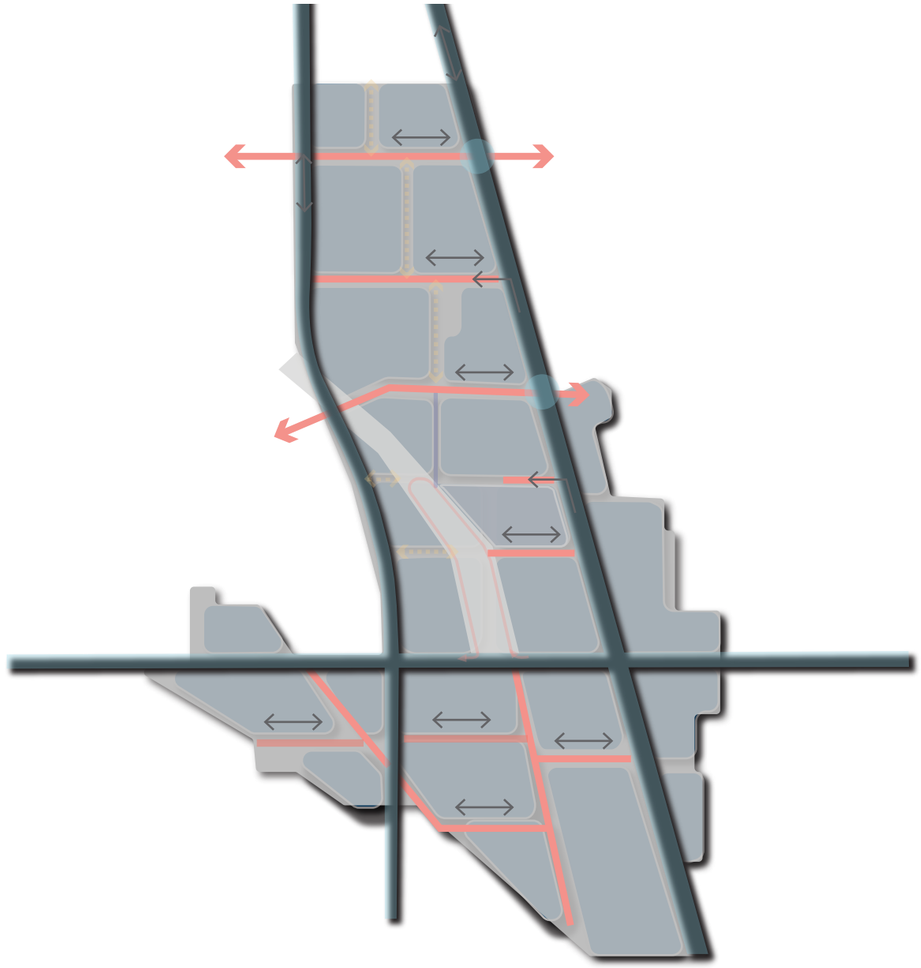
Highland Drive recommended cross section

TWO-LANE BOULEVARD CROSS SECTION

Highland Drive is recommended to become a key community boulevard, signaling arrival to Millcreek and inclusion by users of a wide variety of transportation types. Two travel lanes will continue to support car traffic with anticipated speed of 35 miles per hour, while new striped bike lanes would be provided between on-street parking and travel lanes. After reviewing numerous configurations with Millcreek City, this design was chosen to help improve visibility between cyclists and automobiles and to allow bike lanes to be plowed in the winter, prolonging their use throughout the year by cyclists.

The recommended cross section above is intended for implementation along as much of Highland Drive as right-of-way permits. In areas where the right-of-way narrows, the park strip can be removed allowing sidewalk placement directly at the back edge of the parallel parking curb. 58 feet is required to accommodate the travel lanes and on-street parking, and 6' for sidewalks and an equal width for park strips where feasible.

Parallel parking would be allowed on both sides of the road to provide free (2 hour) parking to support active use of the City Center. Similar to the four-lane boulevard on 1300 East, high visibility crosswalks with bulb-outs, HAWK or RRFB signals, and curb extensions would be part of a broader traffic calming strategy. Landscaping on the sidewalk and in the median should be plentiful and create an inviting environment for pedestrians. Roundabouts are recommended at Miller Avenue and Elgin Avenue to act as gateways and support ease of connection between surrounding neighborhoods and the City Center by allowing freedom of movement and slow pace of vehicle travel at these key intersections.



BOULEVARDS
NEIGHBORHOOD STREETS
LANEWAYS
WOONERF
ONE WAY COUPLET

NEIGHBORHOOD STREETS



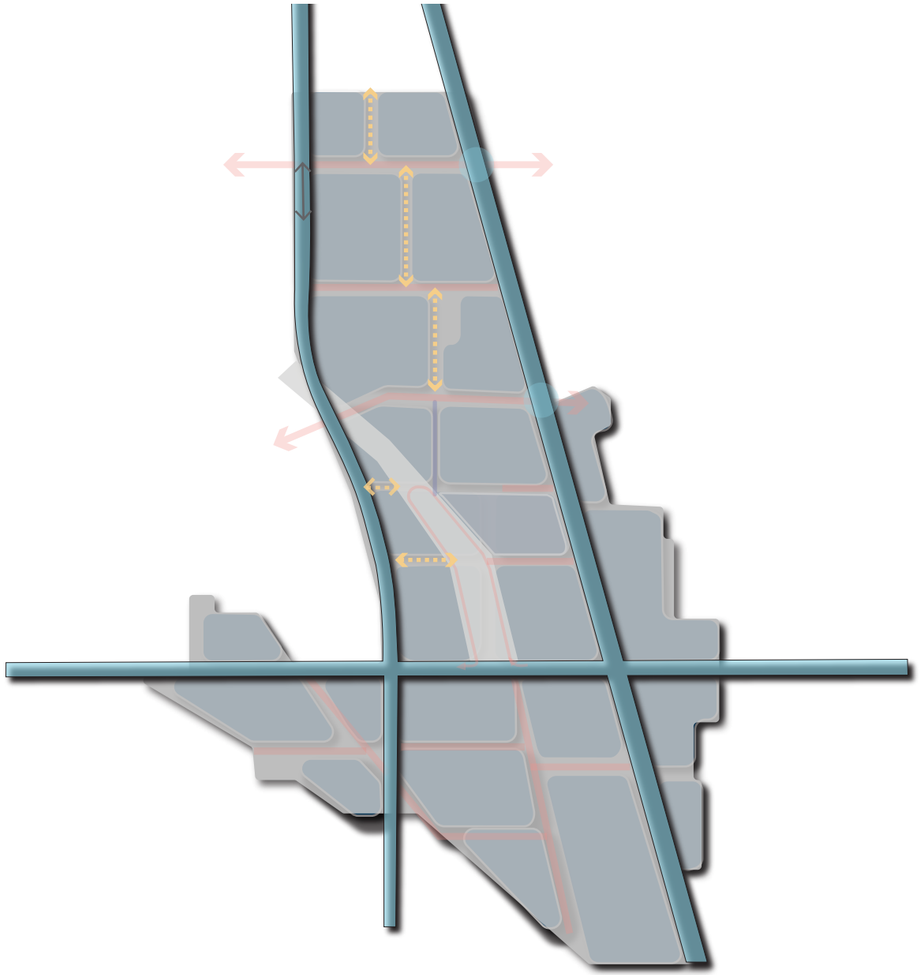
Recommended Neighborhood street cross section

NEIGHBORHOOD STREET CROSS SECTIONS

The neighborhood street cross section is recommended on 3205 South, Woodland Avenue, Miller Avenue, Gunn Avenue, and Elgin Avenue. Recommended right-of-way on these streets will be 88 feet to accommodate two travel lanes, nose-in angled parking and 8 foot sidewalks plus 5 foot park strips (which are optional). Each of the existing right-of-ways for the future neighborhood streets is unique, allowing for interpretation by Millcreek City to determine how to best implement the intent of the recommended Neighborhood Street cross section. The overall intent is to create a calm, inviting neighborhood environment, where street trees will be planted on the sidewalk in grates intended to create a shaded environment, while also creating a perception of quiet neighborhood streets. Vehicle speed is intended to be 25 miles per hour on neighborhood streets.

Re-alignment of neighborhood streets to connect the City Center street grid is highly encouraged wherever possible as future projects take shape.

Some flexibility is allowed depending upon right-of-way available at the time of implementation. Bike lanes are encouraged on east-west neighborhood streets where angled parking is not present; where angled parking exists, sharrows or traffic lanes painted with a bike lane in the middle and are meant to be shared by cars and bicycles, will be used to alert drivers to the potential presence of cyclists. Angled parking is encouraged to support desired neighborhood uses such as residential and neighborhood retail, while also separating people walking from car traffic. Parallel parking could also be allowed in certain instances. Easements or dedications may be negotiated and could allow for decreases in parking requirements and front yard setbacks.



LANEWAYS



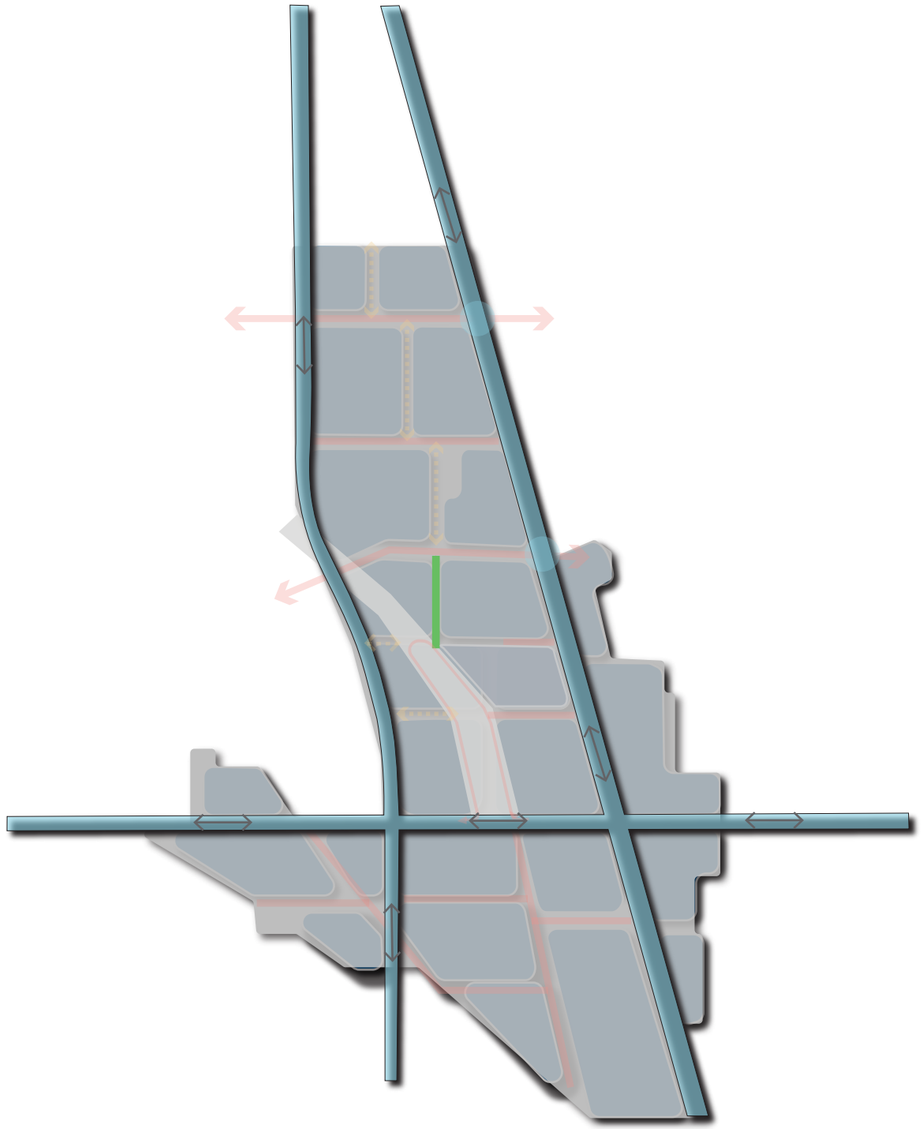
Recommended Laneways street cross section

LANEWAYS CROSS SECTION

Laneways are intended to be loosely uniform, with opportunity for variety depending on the needs of each laneway as future development takes shape. The overall intention is to create an inviting, low-stress walking and cycling environment to connect the blocks within the City Center. In some cases where delivery/loading access is needed, temporary parking may be permitted on certain laneways to accommodate deliveries or pickups.

On all laneways, streetscape amenities should include lighting, trees in grates, bollards, and may include raised or flush curbs. Different pavement materials can be used to distinguish between where cars, pedestrians, and cyclists should be. Not all laneways require designated bike lanes. On busier laneways, striped bike lanes are encouraged. The City may also designate bike lanes where having additional delineation would be helpful to visually link to a larger connected network throughout the City and the region such as the Millcreek and Parley's Trails.

Widths of twenty-five feet for through vehicular traffic would allow space for fire trucks, delivery trucks, and other large City vehicles such as garbage and recycling trucks. New projects should negotiate access with the City with the goal of creating laneways which should focus on creating a safer experience for cyclists and pedestrians.



BOULEVARDS
NEIGHBORHOOD STREETS
LANEWAYS
WOONERF
ONE WAY COUPLET

WOONERF

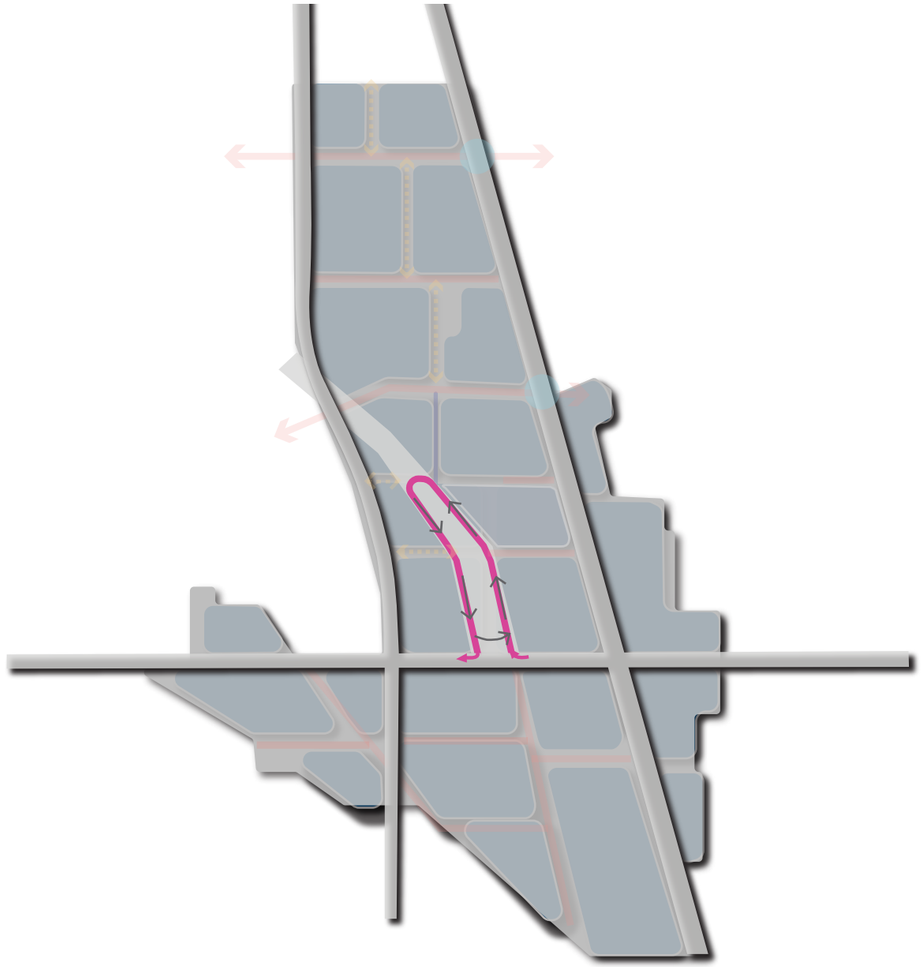


Recommended Woonerf street cross section

WOONERF CROSS SECTION

Woonerfs are shared streets that are typically curbless and provide safe access for all users. Eliminating curbs indicates that pedestrians have access to the full space of the street and vehicles must proceed cautiously, likely below 10 miles per hour. Bollards may be used to demarcate edges of the drivable way for added safety. Intermittent on-street parking can be permitted. Traffic calming elements such as chicanes, which narrow and curve roads, and speed bumps and tables, can limit vehicles to lower speeds and promote safety in mixed-mode conditions.

Green space, street furnishings, and human-scale design elements (lighting, signage, etc.) should be added to create a comfortable environment for both pedestrian movement and social activities. Narrow right-of-way and small or nonexistent setbacks relative to adjoining buildings define an enclosed urban space which will be inviting. There should be limited access points to driveways and garages to limit the potential for conflict.



BOULEVARDS

NEIGHBORHOOD STREETS

LANEWAYS

WOONERF

ONE WAY COUPLET

ONE-WAY COUPLET AT MILL PARK



Recommended One-Way Couplet cross section

ONE-WAY COUPLET CROSS SECTION

A one-way couplet is a pair of two one-way streets. In the City Center, this pair would be joined at the north and south side, forming a circular one-way loop that provides vehicular access to Mill Park as pictured on the left. Access into this loop would be from a right turn in along 3300 South or from one of the neighborhood streets to the east, laneways to the west (for pedestrians), as well as from the woonerf to the north. The return loop at the southern edge would allow cars to continue to circle through the Center without having to re-enter traffic on 3300 South. Vehicular travel speed is anticipated at 9 miles per hour in the one-way couplet, with signage that grabs drivers' attention.

The street is designed to accommodate one-lane of through automobile traffic, in a single direction of travel, with parallel parking on both sides of the street. The purpose of this narrow street is to allow access and free (2 hour timed) short-term parking to Mill Park and buildings facing it to encourage activity. Creation of a highly desirable pedestrian environment for day to day use, as well as large events, is encouraged with significant landscaping with trees on both sides of the street to provide a comfortable area for pedestrians. Pedestrians can use raised crosswalks and at regular intervals to access the Park from the outer sidewalk. A one way street also makes it more comfortable for pedestrians to cross.

EXISTING VS. PROPOSED RIGHT-OF-WAY

The side-by-side comparisons of existing and proposed streets in the City Center provides a sense of how much right-of-way is needed to implement recommended cross sections. The same street may have various widths at different points in the project area. The table at right describes approximate field measurements of curb-to-curb street widths taken by Fehr & Peers Traffic Consultants during existing conditions analysis and are intended for planning purposes only. These illustrations are not intended to be comprehensive, but rather give a sense of the detailed study and analysis that will be required at the time of implementation.

Particular emphasis is placed on the neighborhood streets, which have the greatest degree of variability in terms of right-of-way available. The recommended cross section for this portrays the overall intent of a roadway which supports the intent of the neighborhood streets, for a low stress, quiet, right-of-way supporting simultaneously the needs of people walking, cycling and driving cars. While nose-in, angled parking is recommended to support residential and other uses, this may become parallel parking, or provide no on-street parking, depending on what is achievable with the right-of-way and what will best meet the needs of a proposed project, as it aligns with the goals of the City Center.

EXISTING STREET WIDTH CURB-TO-CURB*

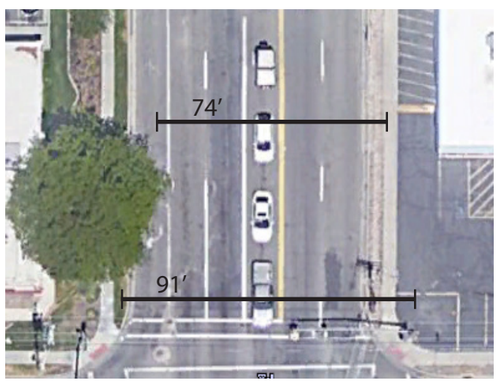
	Midblock	At Intersection
1300 East	60’	67’ - 74’
3300 South	63’	77’
Highland Drive	50’	62’
3205 South	28.5’	/
Woodland Avenue	34’	/
Miller Avenue	29.5’	/
Gunn Ave (Villa)	28.5’	/

*Approximate field measurements. Not intended for design or construction use.

Millcreek City may negotiate with property owners regarding parking requirements, setbacks, dedication of property or creation of easements to achieve the proper balance of the right-of-way and its goals in achieving the City Center vision and associated recommended cross sections.

Laneways and woonerfs have not been illustrated because these streets will be newly created and will be negotiated on a case by case basis as development occurs.

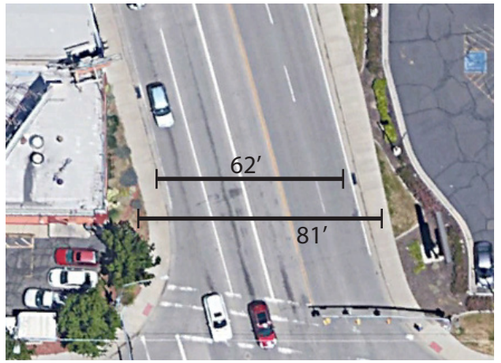
1300 EAST AT 3300 SOUTH INTERSECTION - EXISTING



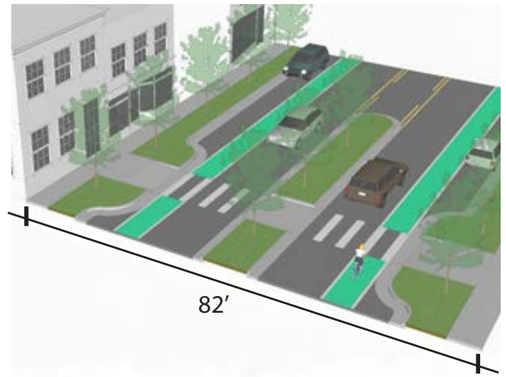
PROPOSED CROSS SECTION



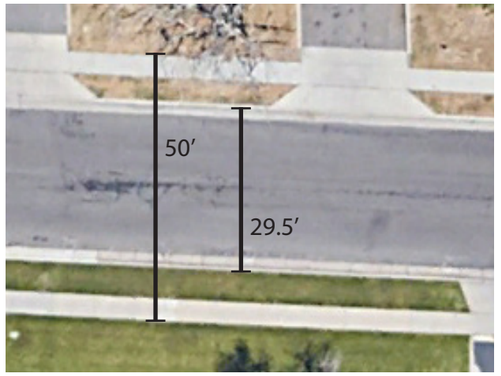
HIGHLAND DRIVE AT 3300 SOUTH - EXISTING



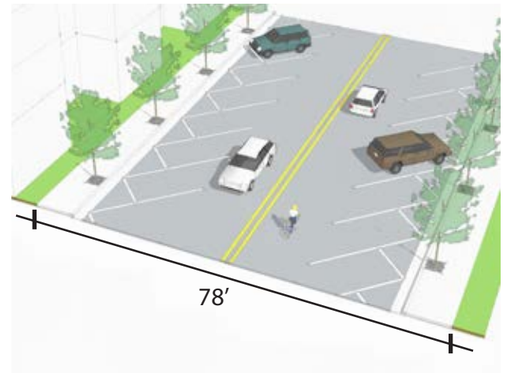
PROPOSED CROSS SECTION



MILLER AVENUE MIDBLOCK - EXISTING



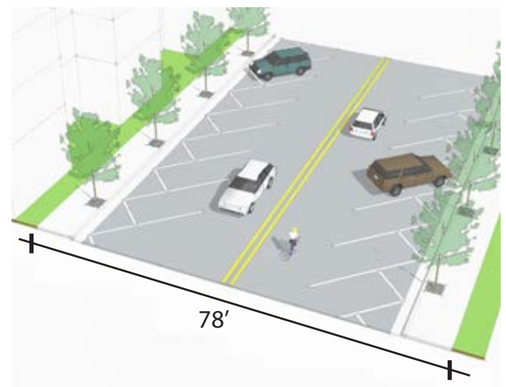
PROPOSED CROSS SECTION

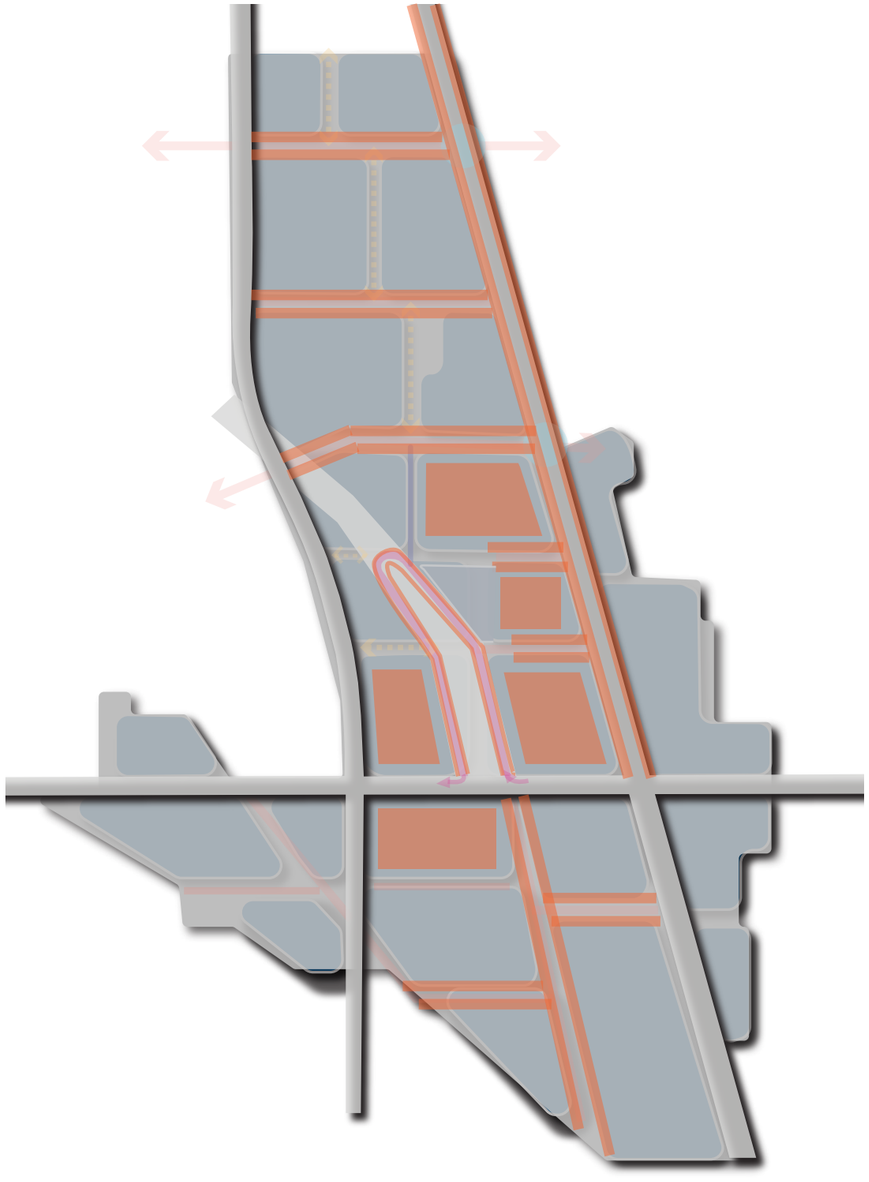


3205 SOUTH MIDBLOCK - EXISTING



PROPOSED CROSS SECTION





INTEGRATED STRUCTURE *ON-STREET PARKING*

ON-STREET PARKING



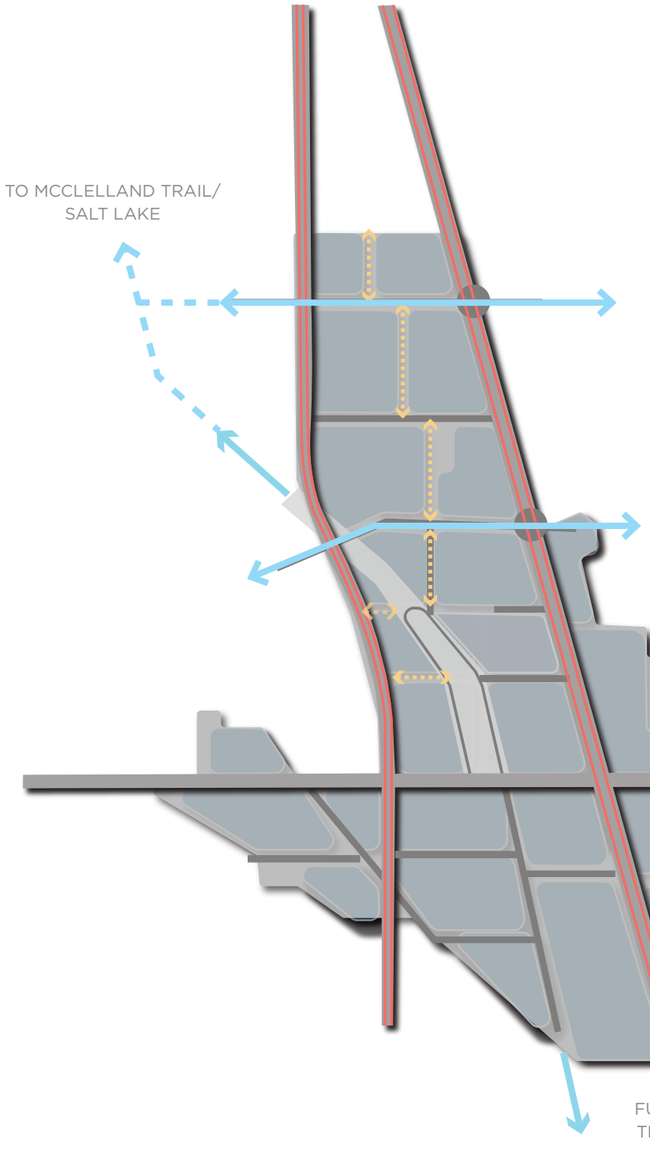
On-street parking encourages the “park once” concept, which means visitors arriving by vehicle can find a single parking space for their entire visit and walk to the rest of their destinations throughout the City Center. Free on-street parking (with timing restrictions) will be provided on Highland Drive, the one-way couplet and smaller east-west neighborhood streets. On-street parking can be a useful traffic management tool by acting as a barrier between through-traffic and pedestrians on the sidewalk. It can create a narrower road, reducing motor vehicle speeds. It can help create a healthy downtown environment by promoting frequent activity since there is often high turnover and use. On-street parking can also help save land that might be needed for it elsewhere, making it a strategy for more efficient land use.

INTEGRATED PARKING STRUCTURES



For off-street parking, the City Center will avoid surface lots which deactivate urban spaces, and instead incentivize developments to integrate parking within, behind, or below new buildings. Shared parking arrangements among projects with varied hours and uses is also highly encouraged.

Wrapped parking is becoming a common model of structured parking where active land uses such as retail and office physically wrap the exterior of a structure. This design obscures structures and can also provide convenient access to the surrounding buildings. If parking cannot be wrapped or placed beneath the building, placing parking structures behind buildings so that they don’t front the street is the next preferred alternative. If structures must face the street due to site constraints, design strategies to obscure the appearance of empty parking garages, sloped ramps and other unsightly visual detractions will be recommended including green screens, murals or public art.



FUTURE TRAIL CONNECTIONS *BICYCLE LANES* *PEDESTRIAN PATH*

BICYCLE LANES



Bike lanes should be added on wider streets, boulevards, and where appropriate or needed for safety. They can be located outside of parking, which can make it easier for turning vehicles to see oncoming cyclists and also allow modes traveling at similar speeds to be next to each other. With a five-foot width, there could be extra room for buffering between the bike and auto lanes. The width also provides a comfortable, low-stress bicycle facility. Smaller neighborhood streets, laneways, and woonerfs would also be accessible to cyclists and bike lanes could be added on a case by case basis depending on site conditions.

CYCLING ENHANCEMENTS

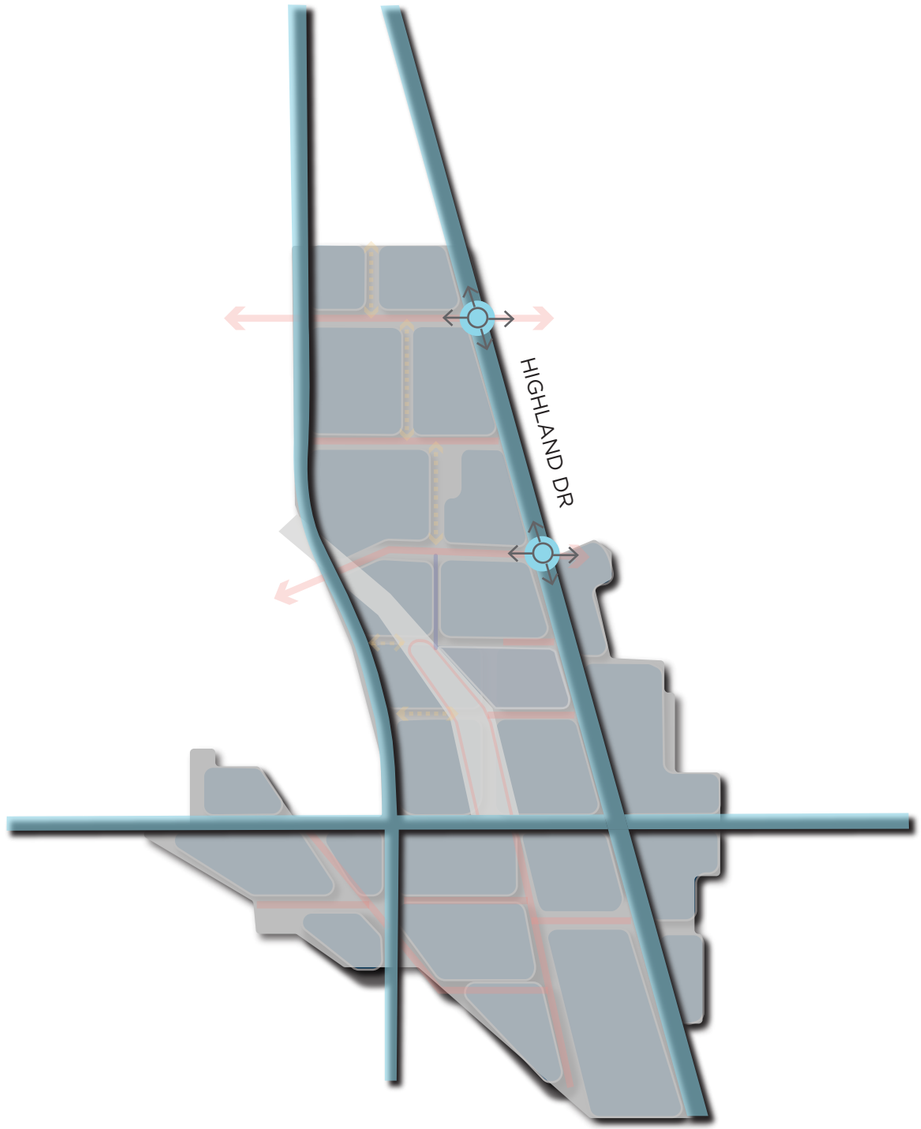


Another way to encourage cycling is to add bicycle enhancements and support infrastructure. For example, bike racks should be located throughout the City Center. Additionally, all buildings lining Mill Park should provide covered or indoor storage including bicycle storage cages. Service stations for quick tune-ups or to fill flat tires can make it more likely people will want to ride a bike. Providing infrastructure to extend the period people feel comfortable such as well-lit paths and plowed lanes for night and winter riding are recommended as well. A bike share program within the City Center is also highly encouraged.

PEDESTRIAN PATHS



Pedestrian walkways and paths should provide a delightful experience for those traveling on foot. Benches and places to sit can provide places of reprieve. Art, storefronts, and signage at human-scale should dot these networks and be human-scaled. Crossings should be removed at roundabouts to increase safety. Walkways should be well-lit and crosswalks should be well-defined to allow people to follow natural desire lines, or the natural path they might want to take. Investing in pedestrian infrastructure encourages more trips to take place on foot, inviting increased use by visitors and surrounding neighborhood residents.



ROUNDABOUTS







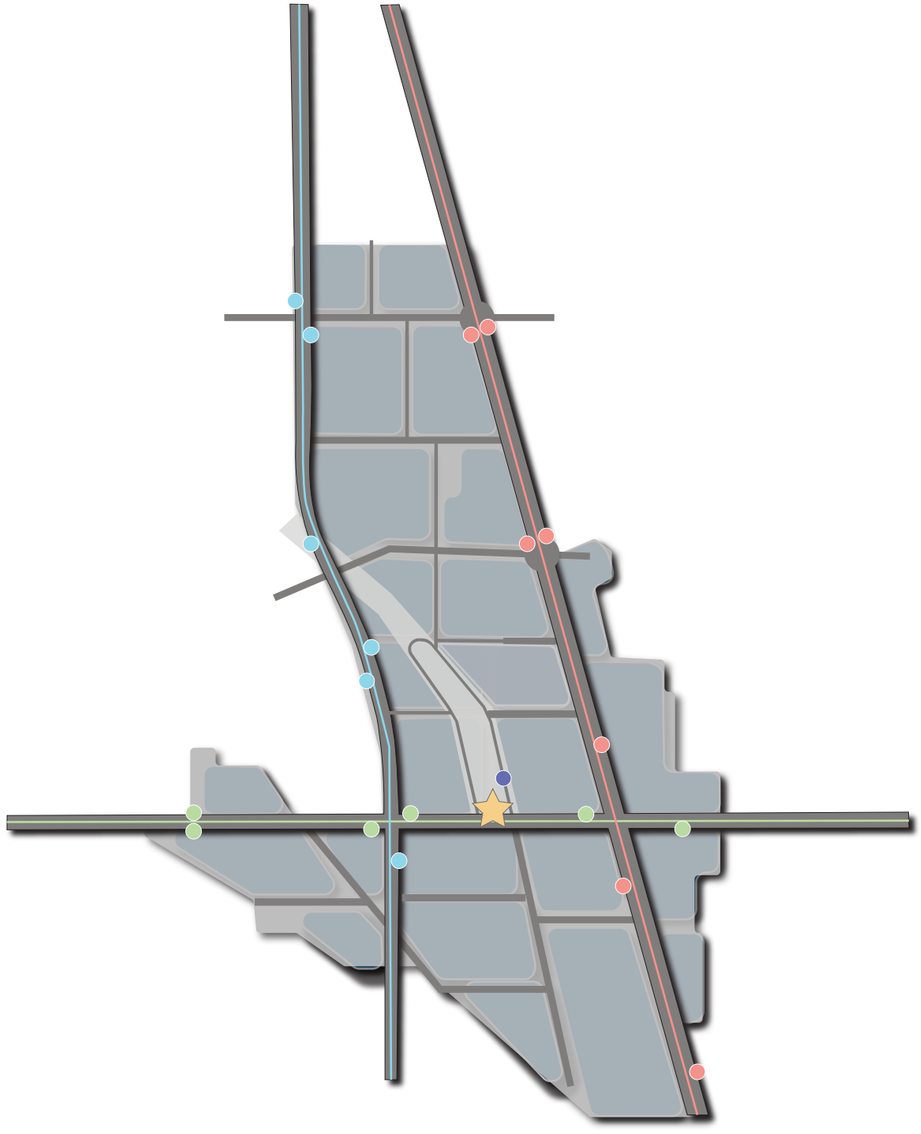
The City is considering how it might implement the use of roundabouts at two intersections along Highland Drive. They have engaged with traffic engineers to determine the feasibility and design.

BENEFITS

Studies have shown that roundabouts can be safer for vehicle interactions than traditional stop signs or signal-controlled intersections by reducing injurious crashes. This is due to the lower travel speeds cars use to pass through roundabouts, the elimination of the need to “beat the light,” and the fact that automobiles travel in one direction. Another more intuitive benefit is that roundabouts reduce delay and improve traffic flow by moving cars through an intersection more quickly. In the long run, roundabouts can be less expensive than traditional signaled intersections because they eliminate hardware, maintenance, and electrical costs associated with traffic signals. Finally, the center of roundabouts can be utilized for landscaping, placing monument signs, and reflecting the City Center identity.

CHALLENGES

Dual lane roundabouts do not have the same safety record as single-lane roundabouts due to the confusion about entering, yielding, and switching lanes. Furthermore, pedestrian and cyclist crossing can be difficult and feel unsafe due to lower visibility. Pedestrians with visual impairments do not have the same audible signals to cross and may find it challenging to know when cars are coming. However, several models do comfortably accommodate multiple modes of transportation as illustrated in the photos. They include outside cycle lanes and crosswalks at tapered points in the road. Another consideration, however, is space. Roundabouts often require even greater right-of-way space. Those that are not designed for separate bicycle lanes already have diameters that reach up to 150 feet for single lanes and 200 feet or more for dual-lanes.



BUS ROUTE 213 *BUS ROUTE 220* *UTA BUS 39*

MILL PARK TRANSPORTATION STOP *RIDE SHARE PARKING*

UTA BUS ROUTES & ENHANCEMENTS

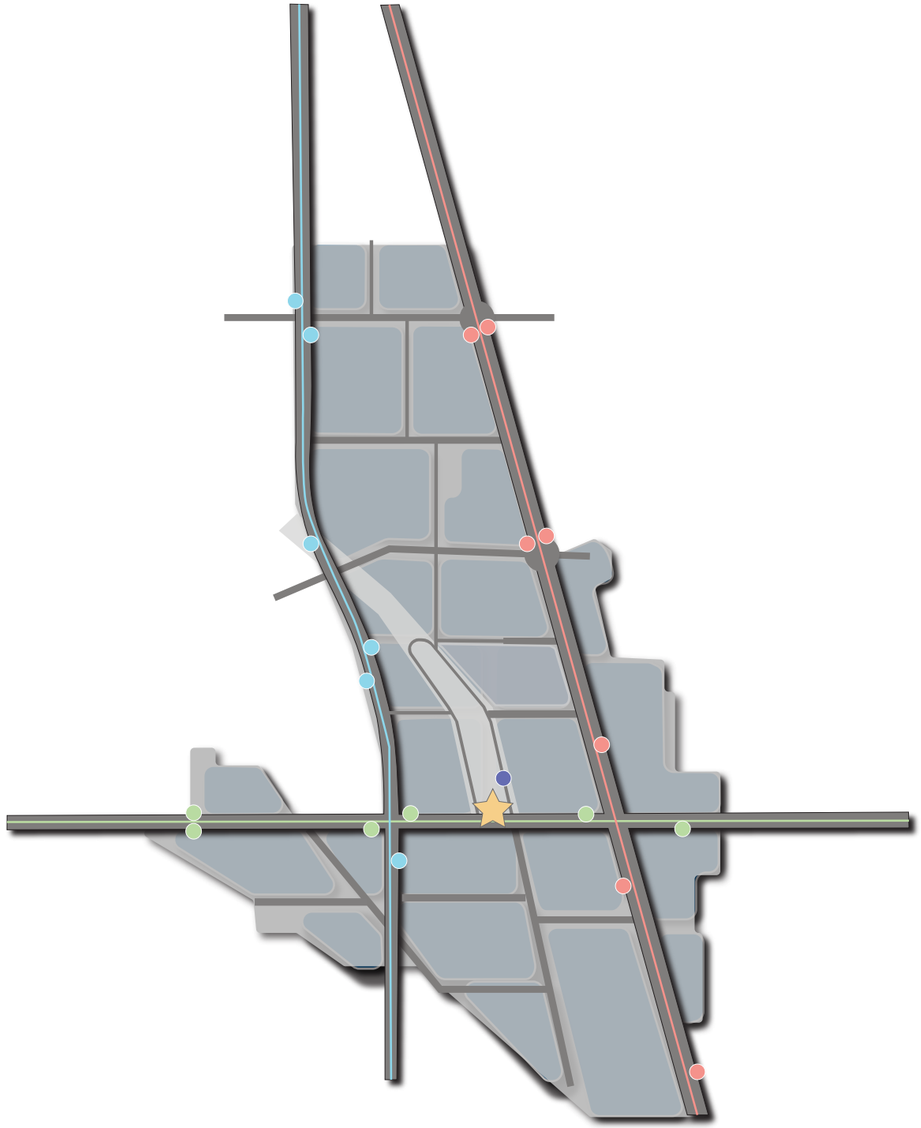


The City Center is well-accessed by three bus routes which travel throughout the valley; two of which have 15 minute peak service and the third has 30 minute peak service. These buses access all TRAX lines, the FrontRunner, the University of Utah, University Hospital, Westminster College, and downtown Salt Lake City, in addition to several smaller neighborhoods and cities. Currently, bus stops are the City's opportunity to show how it supports transit ridership because they function as a front door for riders. If they appear inviting this will encourage people to use the system. Existing bus stops should be improved to provide a better environment including ADA ramps, shelters, seats, solar-powered lighting, trash and recycling receptacles, as well as variable message boards. The City should work with UTA to explore how stops may change or relocate as the City Center develops.

STREETCAR & BRT FEASIBILITY



Highland Drive has been selected as a multi-modal street, whose right-of-way will be rebalanced to accommodate people walking, cycling and utilizing public transportation. The new right-of-way features a travel lane for vehicles in either direction and the center turn lane is provided where necessary for left turn movements and is a planted center median at other locations. See page 5.5 for more detail on Highland Drive. The bus enhancements recommended in this plan (enhanced stations, on-street parking and locations for future bus pull-out locations) would allow for future Bus Rapid Transit (BRT) along this corridor if this option is considered. If streetcar or other fixed rail transit along Highland is reconsidered at a future date (as the residential population at the City Center grows) the new right-of-way allows for conversion of the center lane to become a fixed railway corridor on either Highland Drive or 1300 East, depending on which alignment would be selected. The City Center and local community could greatly benefit from this additional transit option.



BUS ROUTE 213 *BUS ROUTE 220* *UTA BUS 39*

MILL PARK TRANSPORTATION STOP *RIDE SHARE PARKING*

MILL PARK TRANSPORTATION STOP



The southern edge of Mill Park is an ideal location for a multi-modal stop for buses and ride sharing (Uber and Lyft) pick-up and drop-offs. It is a central location that can make it easy for people to connect between transit, walking, and cycling. This prominent location will include a bus pull-out with potential for level-boarding bays if BRT were to be provided along this section of 3300 South. The activity of buses at the stop will create some friction to slow down automobile speeds, making a safer environment for all. The strategic placement of the stop re-balances access to the City Center by all modes.

The stop will have wayfinding signs indicating how many minutes to different parts of the City Center and other nearby amenities by foot, bicycle, bus, or car. Bike parking and docked or dock-less bicycle-shares should also be available in the immediate vicinity. The Mill Wheel landmark sign will be set back further in the Park to provide ample space for the stop and its expected activity. Small kiosks with to-go items like coffee or magazines should be situated here. Overall, the City should build this stop to facilitate multi-modal connections today, and also with future transit possibilities in mind such as bus rapid transit or a future streetcar line.

RIDE SHARE



As ride sharing continues to influence the transportation landscape, Millcreek should plan for how people using this service will access the City Center. It provides greater access to a wider variety of users at a lower cost to the public for necessary infrastructure. Several of the free on-street parking stalls at the one-way couplet will be provided for quick turnaround parking needs of ride share and taxi companies. Such spaces should be designated for five minute parking. Other areas near major City Center landmarks could also have a few stalls dedicated to temporary parking.

PHASING AND IMPLEMENTATION 06



A. IMPLEMENTATION STRATEGY RECOMMENDATIONS

DEVELOPMENT REGULATIONS

Implementing the full scale of the Millcreek City Center Master Plan will take time, but the development of individual sections or elements can occur incrementally to achieve the vision established in this Plan. To ensure development occurs in alignment with this Plan, the City must review and update its development regulations to ensure they align with this Master Plan. The City Economic Development team is currenlty working on determining how it can assist in incentivizing growth and development to support and coalesce around the City's goals at the City Center. A process to develop a City Center Form Based Code approach is in process as this plan is being finalized. Its intention is to identify specific details of how the concepts presented in this plan can be realized through specific placemaking design standards such as building form.

DEVELOPMENT INCENTIVES

The City Center is in a good location for financial incentives given its position within a Federally-identified Opportunity Zone. The Existing Conditions Section of this document outlines the current development interest spilling over from areas such as Sugar House is relatively significant and trending in a positive direction for the City Center. In order to catalyze growth and development at an expedited pace, the City will need to identify Economic Development incentives to create additional growth. The City is also considering the creation of a Community Reinvestment Area to allow for Tax Increment Financing to provide incentives to realize the types of quality development that Millcreek would like to see in the City Center.

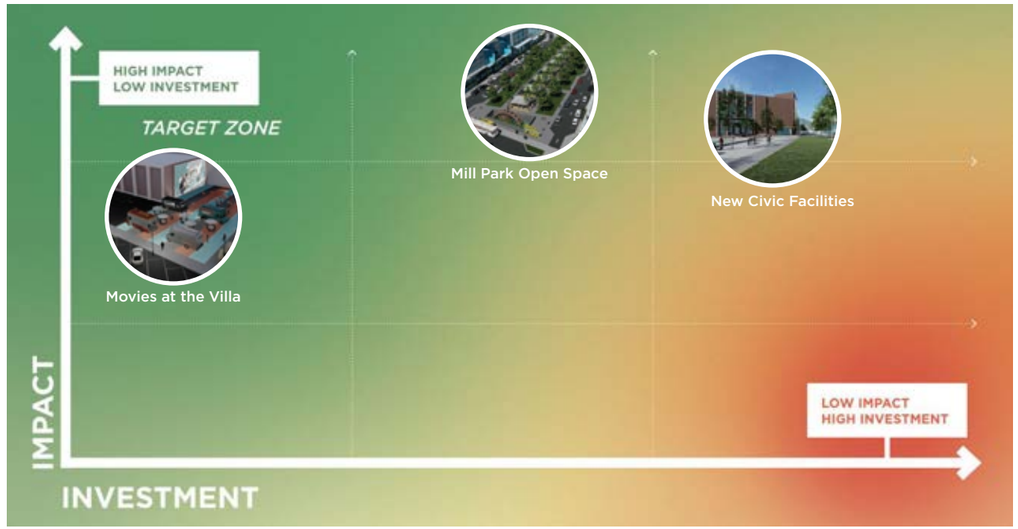
CREATION OF PUBLIC SPACE

The City should prioritize acquiring improvements to public spaces to set the standard for future developments and show the greater development community the City's commitment to realizing the vision in this Plan. This approach helps create projects and places that Millcreek citizens can get behind right away which can lead to support of other projects down the road. Early opportunities for creating public space with a high impact and low initial investment will be important. Creation of a food truck plaza behind the former Villa Theatre is the first recommended example to encourage community members to begin thinking about the City Center area as a place where the community gathers.

BRANDING AND MARKETING

Millcreek's "connected with nature" slogan undergirds much of the vision in this plan. It should be carried forth and reinforced in all of the City's actions. A branding campaign or marketing strategy would ensure citizens of Millcreek fully understand the City's vision for their City Center and agree with the methods for implementation. Social media and other digital means are powerful tools to publicize the vision for the City Center and highlight future events and activities.

The City should aim to take on a robust process of building community identity around the new City Center, beginning with small-scale, community-focused events which with Millcreek residents will identify. One such example is the creation of outdoor movies or markets / Food Truck events to be held behind the former Villa Theatre - or other large surface parking lots in the City Center area including the underutilized surface parking lot in front of Millcreek City Hall.



Three key projects identified on the Impact vs. Investment Matrix

PRIORITIZED INVESTMENT

The matrix above illustrates the relationship between impact and investment and how Millcreek might balance project implementation over the next ten years and beyond. City staff and the community can use this framework to build consensus around its future and to identify projects outlined within this Plan that will have the greatest potential community impact with best value for the money spent. Three such projects described in this plan are placed on the matrix to give an example of how all projects may be analyzed when making decisions for implementation of the City Center. This matrix is intended to provide a framework for sound decision making. It provides flexibility to make the decisions as opportunities arise for implementation of the City Center vision. Initially projects with highest impact and lowest investment should be targeted to provide best value to the community.

Millcreek should consider a series of low investment high impact projects and actions early on to create excitement and build support for the larger City Center vision. For example, allowing food trucks to do business in the parking lot behind the Villa building and programming movie showings on the wall is an inexpensive way to activate the underutilized space after hours and create the beginnings of an 18 hour City Center. These types of activities create visibility, and alert residents to the idea the Millcreek City Center is being revitalized. Successful revitalization often happens with small changes initially which interests local community members and in turn spurs greater interest over time. These catalytic projects pave the way for more significant projects requiring greater investment and more time, but which are important to implementing the long-term plan for the City Center.

C. PHASE 1: 0-2 YEARS

IMPLEMENTATION PLAN

Development is already underway in Millcreek's future City Center including two mixed use projects which should be completed in the next two years. These projects have the opportunity of encouraging the rest of the Neighborhood District to further develop and to set the standard for the quality of development that is desired. Other projects that should be created during this time should be low cost, high impact with the exception of Mill Park. This project will have a substantial cost, however its benefits are crucial to realizing the vision for the City Center Plan.

FORM BASED CODE APPROACH

A Form Based Code approach can help the City realize various urban design principles laid out in this plan will be an important step in establishing the consistency and quality anticipated in the City Center. This approach helps manage growth and achieve development within a desired urban form. It differs from conventional zoning which simply regulates density, building envelope, and land use. A Form Based Code approach addresses the relationship between public and private spaces such as streets, blocks, and buildings and uses specific design standards. It emphasizes placemaking in urban environments and has been found to create more inviting public spaces. Other benefits include promoting affordable housing.

TEMPORARY GATHERING SPACE

Establishing the City Center as the 'heart' of Millcreek can start immediately. One idea would be to utilize an underutilized parking lots as event spaces. The large parking lot in front of the current Millcreeek City Hall could be used for flea markets, artisan fairs, and even outdoor movie screenings. Down the road, 'movies return to the Villa' could make after-hours use of the parking area behind the historic Villa theater. The City can create other temporary gathering spaces through tactical urbanism, or low-cost, semi-permanent changes to the built environment intended to foster community through improved urban design. Establishment of high quality streetscape environments - such as the work beginning along Gunn Avenue (future Villa Ave) - signal changes occurring in the City Center.

MILL PARK OPEN SPACE

One limitation to development is the presence of a fault line running through the City Center area. Using this geophysical feature as an asset, the City will establish this corridor as an opportunity for public spaces, parks, plazas, and open areas. This unique feature will take several years to develop, but the City should use an incremental approach. It should develop a land acquisition strategy, offer incentives, and begin conversations as soon as possible to create this unifying element. The construction cost to realize the vision for Mill Park (excluding land acquisition and project soft costs) identified in this document has been estimated at $3.61 million in early 2019 dollars.

HIGHLAND DRIVE/ MOUNTAIR STREETSCAPE

The City has identified a short stretch of Highland Drive adjacent to the Mountair neighborhood as a prime location for improved public/park space. Millcreek will transform an underutilized parcel into a community park space which maintains the existing Lilac bushes along Highland Drive and develops the corridor as a critical asset to the City Center. It will also serve to further reinforce this gateway to Millcreek. A relatively simple project - which may be funded by private developers already working in the area - becomes a highly visible investment in the City Center to create excitement in the community.



Millcreek General Plan Goal Implementation



VIBRANT GATHERING PLACES
- temporary spaces/events
- infrastructure that promotes social activities
- interesting design and architecture of public realm



UNIQUE NEIGHBORHOODS
- reflects local culture and history
- landmarks and other unique features
- inclusive and diverse



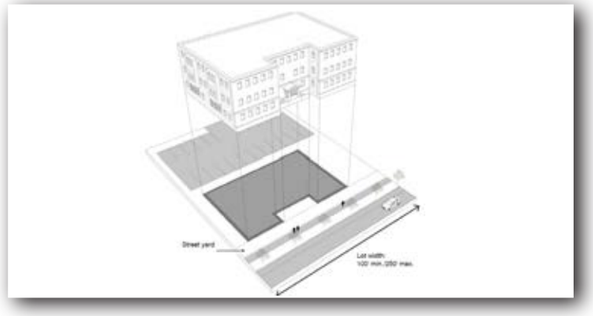
GREAT CONNECTIONS
- safe and accommodating for all users
- intuitive wayfinding
- dense, diverse land uses

PHASE 1

0-2 YEARS







Example of a Form Based Code approach diagram

D. PHASE 2: 3-5 YEARS

IMPLEMENTATION PLAN

Investments in years three to five should be more significant, more costly, and have the potential for even broader impact. These will include items that will likely require a combination of public and private funding sources to be negotiated as development continues within the City Center. Investments will span development of mixed use buildings as well as street enhancements. Conversations with agencies like WFRC, UTA, UDOT, and Salt Lake City will need to happen to determine how to leverage investments from larger region-wide planning goals. This period will see development occur in the Millcreek Center and south of 3300 South. Much of the streetscape improvements should happen during this period, especially landscape installations which will need time to fill in and mature.

1300 E/RICHMOND STREET UPDATE

As a critical north-south connector for Millcreek, Richmond Street / 1300 East's transformation into a boulevard will facilitate much-improved land use and urban quality in the City Center area. This investment will signal to property owners the intent to create a high value and walkable neighborhood in the City Center. While the new right-of-way will still have two travel lanes in each direction, bicycle lanes will be added to connect with active transportation networks in this area. Gateways, landscaping and other urban design elements should be present to assist visitors in sensing arrival and welcome to the Millcreek City Center. Buildings should have active ground floor uses, especially on corners.

HIGHLAND DRIVE UPDATE

As a defining route providing access to the City Center, a redesign and transformation of Highland Drive to become a boulevard is an essential investment. The boulevard should accommodate all users and focus on improving pedestrian crossings. It will provide a well-designed transition from neighboring areas. The existing green space on the east side should be improved and better integrated into the street design, creating additional comfort for cyclists and pedestrians. Like the City Center features added on Richmond Street, those on Highland drive should be functional and have an appealing form. Examples include landscaping, well-designed and attractive pedestrian and bicycle infrastructure to entice greater use by area residents and visitors. Buildings along Highland Drive should be required to have active ground floor uses (see page 3.29 for more on building design).

NEW CIVIC CENTER

As a new City, Millcreek may begin to create their long-term civic center in the City Center area. This plan recommends placement on a highly visible corner or a prime location along the center of Mill Park. This area could be the location for a City Hall, community recreation center, public library, and include public parking to serve business and civic needs within Mill Park and other community investments that would bring activity to the City Center area.

MIXED USE DEVELOPMENT

With a low level of 'day time' users currently found in the City Center area, more mixed-use developments with housing, retail, and office will bring people to the City Center at more times of the day and evening. These users would increase demand for retail and restaurants. Those working in the area would have easy access to conveniences found in a City Center. Millcreek Economic Development should create strategies for enticing these types of developments within the City Center during years two through five.



Millcreek General Plan Goal Implementation



OUTDOOR LIFESTYLE
- active transportation networks
- quality public spaces
- active uses and gathering places



ENHANCED CULTURE
- high quality public spaces
- community events and culture
- iconic public art



THRIVING ECONOMY
- mixed use and office space
- opportunity for business expansion in Millcreek
- easy access to daily needs within City Center

PHASE 2

2-5 YEARS







E. PHASE 3: 5-15 YEARS

IMPLEMENTATION PLAN

Phase Three of the implementation plan includes development of final infill pieces of the City Center that have not been targeted by other development. This phase involves adding more housing with ground floor mixed uses, transportation infrastructure, and the potential to re-consider how additional forms of transit can provide increased access to this area. These are considered long-term items because they are the most expensive or require significant time and partnership for implementation and thus have been categorized as higher cost and lower immediate impact, as well as more difficult to achieve due to greater levels of regional collaboration required.

ADDITIONAL HOUSING OPTIONS

Utah is expected to continue to see a high demand for a variety of housing options in the next few decades. Therefore, the City should strive to add housing to the City Center incrementally. This allows residents to remain in Millcreek throughout all stages of life if a variety of housing options can be provided in the City Center. As preferences for more urban and walkable neighborhoods grow, the Center can become a highly desirable place to live (and work and play) with a diversity of housing styles that have vertical mixed uses. This means retail, office, or other active uses would be on the ground floor, with housing above which can accommodate people in various stages of their life, as well as meet the needs of a variety of income levels.

TRANSIT INVESTMENT

Transit is more successful in denser neighborhoods. As more people begin to live in, work at, and use the City Center, long-term plans for higher investment transit should be made. The City can focus on improving connections to the Urban Transit Node (identified in the City's General Plan) to the west and Sugar House in Salt Lake City to the north. This will help to enhance livability and accessibility of the neighborhood as it grows. It can also help sustain the expected growth along the Wasatch Front by providing alternatives to driving, which will make roads less congested, lower vehicle miles traveled, and improve air quality in the long run.

ADDITIONAL MIXED AND DIVERSE LAND USES

In addition to housing, office, and retail land uses, other types of real estate might be considered. Hotels often are required to support Utah's tourism industry and Millcreek has the opportunity to participate in this aspect of the economy, particularly as residential and office uses in the City Center increase. Museums and art galleries could support Millcreek's existing cultural identity. Other flex use buildings could be added to ensure the City Center is adaptive and responsive to future City trends and needs.



Millcreek General Plan Goal Implementation



GREAT CONNECTIONS
- improved connections to regional transit
- improved pedestrian crossings to surrounding neighborhoods
- quality infrastructure for cyclists and pedestrians



HEALTH & ENVIRONMENT
- investments in walkability and active transportation
- high quality public parks and spaces for outdoor activity
- better access to transit services for more households



THRIVING ECONOMY
- long term investment in regional job center
- improved availability of housing for all households

PHASE 3

5-10+ YEARS







APPENDIX 07



A. PUBLIC PARTICIPATION



Second Open House

The ideas in this plan stem from a series of public engagement events. These events brought together community members and stakeholders representing diverse backgrounds. Including citizen voice and perspective was critical in creating a plan which reflects the values of Millcreek residents.

This Appendix documents the various participation events through photos, descriptions, and content generated (where available). This robust and innovative plan would not have been possible if not for the input and passion provided by Millcreek City and its community.



PROJECT KICKOFF MEETING

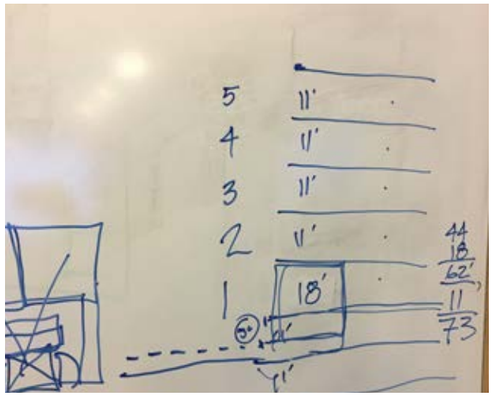
The City Center Plan process started with a smaller gathering consisting of City staff and key project stakeholders.

The purpose of this meeting was to think big picture. The group brainstormed answers to questions like “what could our City Center include” and “what do a future City Hall and civic center look like?” They identified broad goals such as creating a thriving City Center that is walkable, connected to transit, and has a clear identity.

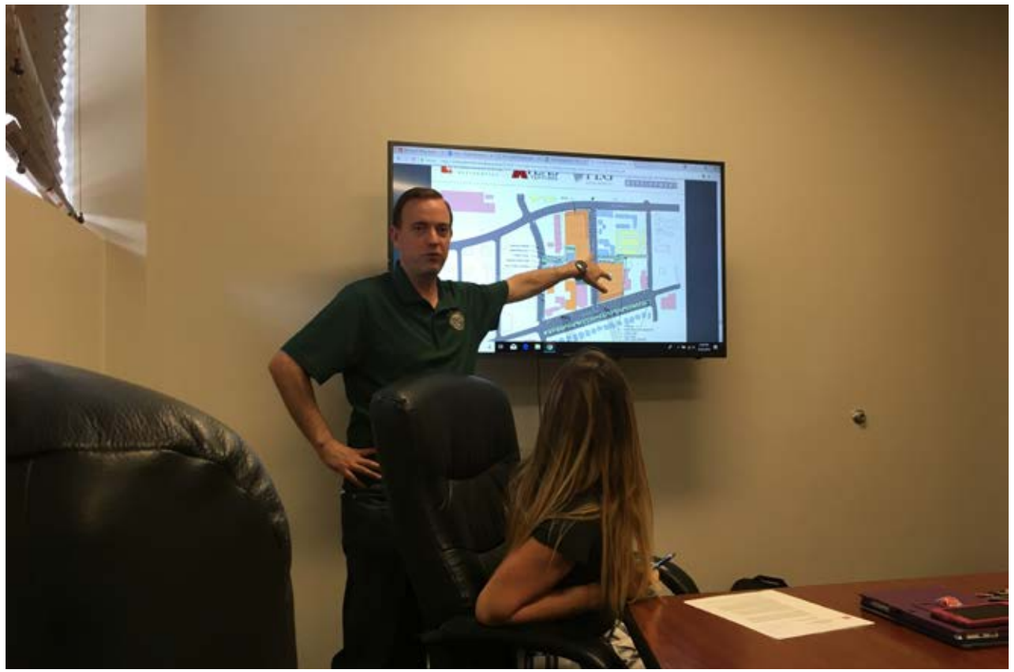
Other ideas generated at this meeting were creating a variety of activity nodes within the City Center, addressing traffic and thoroughfare on 3300 South and Highland Drive, enhancing streetscapes and placemaking, featuring existing iconic buildings such as the former Villa theatre.

The group discussed current developments including the two projects on Gunn Avenue and Miller Avenue and suggested other economic development and revitalization possibilities.











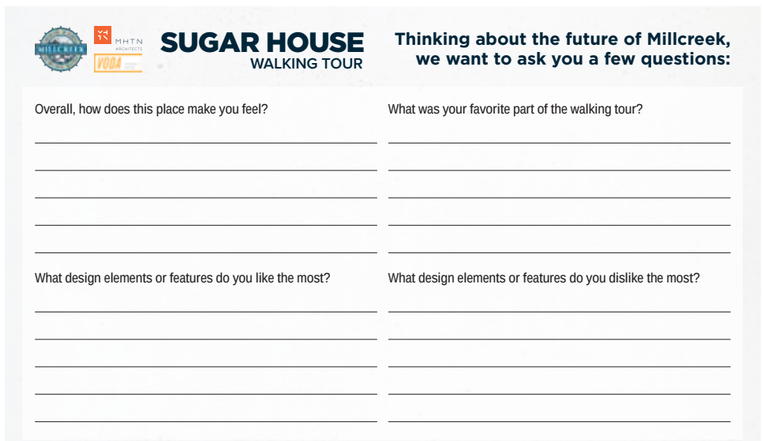
HOLLADAY TOWN CENTER AND SUGAR HOUSE WALKING TOURS

The design consultants, MHTN and VODA, and Millcreek staff led two separate walking tours. The first took place in Salt Lake City's Sugar House neighborhood. The second tour took place in Holladay's recently revitalized downtown. On both tours, the facilitators led residents through popular and lively parts of each neighborhood demonstrating different urban design and placemaking strategies at work. The residents generally had positive and encouraging comments about setbacks and building heights, sidewalk designs and traffic buffers, and the district's use of lighting. Scale of buildings was a specific topic of discussion, and how it is experienced differently on foot rather than in a vehicle, particularly when buildings feature a step back above the first or second level. Other ideas discussed were the balance of green space and hardscape.













CONCEPT DESIGN OPEN HOUSE

The first public open house happened in October of 2018. Turnout was good with 66 visitors who signed in and left email addresses. The design consultants and City representatives hosted the event in their City Hall Annex. Many residents who attended the walking tours joined the Open House as well indicating continued interest and engagement in the process.

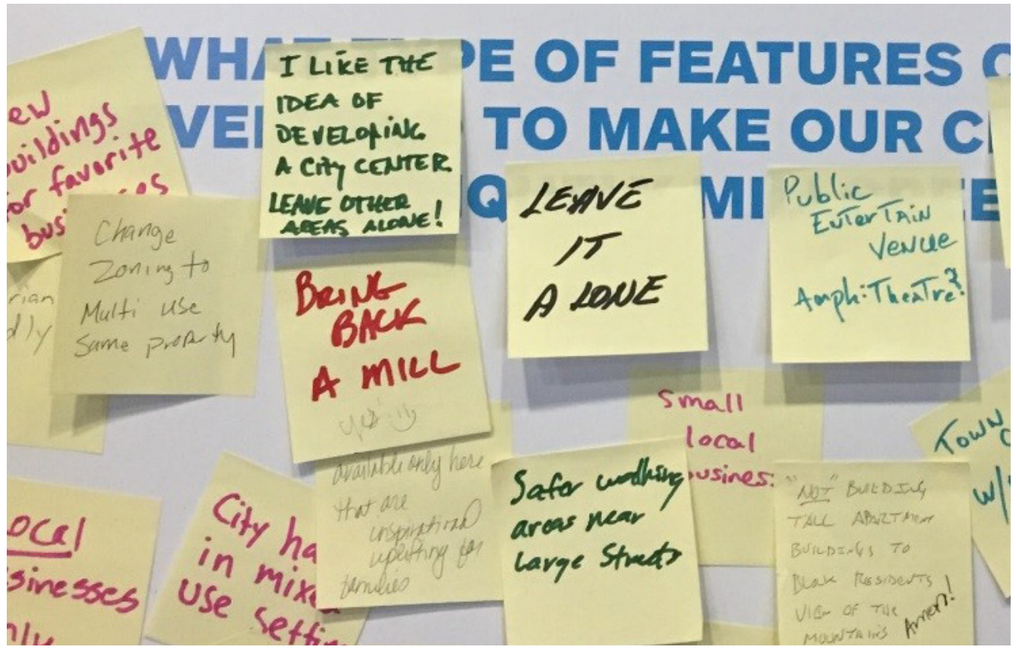
The purpose of the event was to refine big picture ideas from the kickoff meeting and the two walking tours. The event created space to talk about how the City Center Plan would integrate with the newly adopted Millcreek General Plan.

Additional thought-provoking questions were posed to the public:

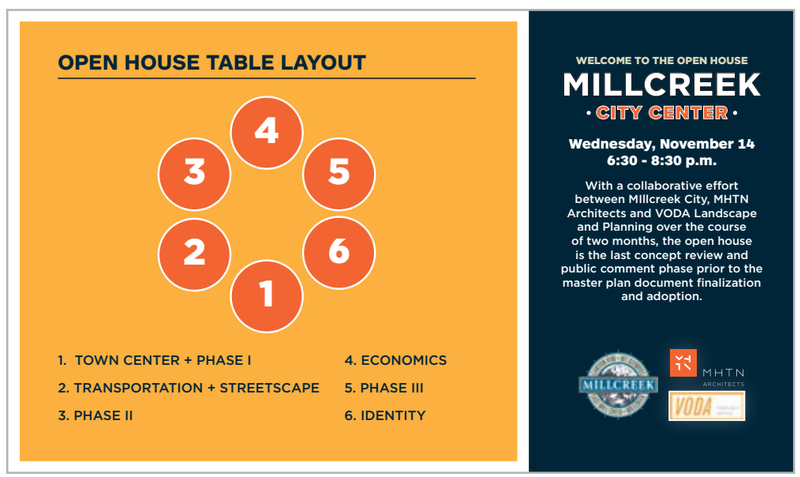
- What types of businesses & activities are needed in Millcreek's City Center?
- What local town centers do you think work well?
- What are Millcreek's unique attributes?
- What features could be developed to make the City Center uniquely Millcreek?













PREFERRED CONCEPT OPEN HOUSE

The Preferred Concept Open House, held in November of 2018, showcased three potential concepts that could be central to the new City Center. The gathering drew another significant turnout of Millcreek residents and stakeholders.

Concept 1 was titled Faultline Park & Plazas. Early ideas for this concept included a central corridor of parks and plazas, maximizing “unbuildable” land as useful public spaces, connecting the heart of Millcreek to regional networks, and emphasizing human scale/urban density near open spaces.

Concept 2, titled Laneways, was all about creating a better connection for pedestrians. Elements of it focused on intimate spaces connecting the City Center, building infrastructure for cyclists and pedestrians to connect to regional trails, and focusing urban densities along major roadways.

The final concept, Grand Boulevards, considered how to focus urban densities along major roadways. Calming traffic to pedestrian-friendly speeds, rebuilding major roads as boulevard style amenities, creating boulevards on Highland Drive & Richmond Street as “places” were all considered important.









FINAL OPEN HOUSE

The third and final open house, held in January of 2019, had a large turnout of nearly 100 people from the community. Held in conjunction with Millcreek's second birthday celebration as a City, as well as introduction of residents to the new City Hall facilities, the event was a resounding success. Residents voiced strong appreciation for involvement in the process and the final City Center Plan outcome. Topics discussed during this gathering included the process of small area planning, the importance of City Centers, phasing the redevelopment over ten years, consideration of transportation impacts, economic impacts, and refining the City Center identity.













VALUES ASSESSMENTS

Canyon Rim Community Council (February 1, 2017)

1. Time machine question
   - More Parks/park amenities/green (5)
   - Better restaurants and shopping areas (2)
   - Walkable/biking community
2. What feature of Millcreek makes you want to stay forever?
   - Neighborhoods with small homes (3)
   - Area amenities (the Canyon, parks) (3)
   - Connectivity/location (2)
   - 2300 E/3300 S area
3. What makes Millcreek different from other cities?
   - Parks (Tanner/dog access) (3)
   - Smaller suburban shopping (2)
   - Location, View of Mt. Olympus
   - History, neighborhoods
4. What do you wish there was more of?
   - Commercial and entertainment (6)
   - Young Families
   - Community events
   - Water/streams
5. What do you wish there was less of?
   - Traffic/noise/congestion/confusing accesses (2)
   - Storage units (2)
   - Power poles (2)
   - Check cashing, thrift stores, billboards, crime, pollution, concrete, street appearance
6. What are the biggest issues facing the City?
   - Economic development/retail opportunities/appearance (4)
   - The appearance of 33rd (2)
   - City boundaries and revenues
   - Crime, traffic noise

East Millcreek Community Council (February 3, 2017)

1. Time machine question?
2. What feature of Millcreek makes you want to stay forever?
   - Location/access (4)
   - Community/neighborhoods/open spaces (3)
   - Quiet/friendly (2)
3. What makes Millcreek different from other cities?
   - Safe neighborhoods (4)
   - Diversity/east side/west side/varied housing (3)
   - Quiet, junk in yards
4. What do you wish there was more of?
   - Better sidewalks (3)
   - Better restaurants/drinking establishments (3)
   - Trails/bike paths (3)
   - Good landlord program (2)
   - Lighting (2)
   - Better/cleaned up buildings, public transit, transitions between commercial and residential
5. What do you wish there was less of?
   - Traffic (4)
   - Storage units (4)
   - Telephone poles on 33rd (3)
   - Unkempt yards, billboards, speed bumps, commercial development, big box stores
6. What are the biggest issues facing the City?
   - Sales tax generation (2)
   - Traffic/33rd (2)
   - Long term planning (2)
   - Diversity (2)
   - Housing affordability, run-down areas, road repairs, air, serving the citizens, communication, sidewalks

Millcreek Community Council (February 7, 2017)

1. Time machine question
   - Open space (3)
   - No taxes, less traffic, beauty, good paved roads, a west side high school
2. What feature of Millcreek makes you want to stay forever?
   - Open space/Cottonwood Park (3)
   - Neighborhoods/people (3)
   - Views of the mountains, walkable streets/trees, graffiti (?)
3. What makes Millcreek different from other cities?
   - Diversity (2)
   - Not overcrowded (2)
   - Caring people (2)
   - Well established, weird shape, we aren't different
4. What do you wish there was more of?
   - Open space/parks (3)
   - Activities sponsored by community groups (2)
   - Commercial businesses (2)
   - Safer drivers, affordable housing, houses with yards
5. What do you wish there was less of?
   - Density (3)
   - Tall buildings (2)
   - Commercial (2)
   - Storage units, crime, homeless
6. What are the biggest issues facing the City?
   - Plan/development (5)
   - Being a new City
   - Need more business and retail, crime

Mount Olympus Community Council

1. Time machine question
   - Walkable commercial districts (3)
   - Cleaner/less pollution (2)
   - Connected and completed trails (2)
   - Better schools (2)
   - Parks/open spaces/recreation centers, same level of services, more citizen involvement
2. What feature of Millcreek makes you want to stay forever?
   - Proximity to the mountains/views (7)
   - Neighbors/neighborhoods (2)
   - Progressive government (2)
   - Trails
3. What makes Millcreek different from other cities?
   - Location/setting (4)
   - Diversity (2)
   - Neighborhoods, commercial residential mix, schools, no difference
4. What do you wish there was more of?
   - Commercial centers/restaurants (3)
   - Public transit (2)
   - Community planning, picnicking/parking in Canyon, known CERT plans, more resources, more diversity, safe neighborhoods, street lighting, clean air
5. What do you wish there was less of?
   - Pollution/noise (5)
   - Traffic (3)
   - Messy yards along streets, high density replacing commercial uses, crime, inappropriate businesses, ugly neon signs
6. What are the biggest issues facing the City?
   - Creating a new government (4)
   - Sustainable tax base (2)
   - Growth (2)
   - Pollution (2)
   - Safety, apathy

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), that on May 13, 2019, the City Council (the "Council") of Millcreek, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Sales Tax Revenue Bonds, Series 2019 (the "Series 2019 Bonds") (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to (a) the issuance of that portion of the Series 2019 Bonds issued under the Act and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2019 Bonds issued under the Act may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on June 10, 2019, at the hour of 7:00 p.m. at 3330 South 1300 East, Millcreek, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of that portion of the Series 2019 Bonds issued under the Act and (b) any potential economic impact that the Project to be financed with the proceeds of that portion of the Series 2019 Bonds issued under the Act may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2019 BONDS

The Series 2019 Bonds will be issued for the purpose of (a) financing all or a portion of the cost of a city center, including land acquisition and construction, and all other related improvements (the "Series 2019 Project"), (b) funding any debt service reserve funds, as necessary, and (c) paying costs of issuance of the Series 2019 Bonds.

PARAMETERS OF THE SERIES 2019 BONDS

The Issuer intends to issue the Series 2019 Bonds in the aggregate principal amount of not more than Twenty Million Dollars ($20,000,000), to mature in not more than twenty-one (21) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed five percent (5.00%) per annum. The Series 2019 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the "Indenture") which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2019 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2019 Bonds for any reason and at any time up to the issuance of the Series 2019 Bonds.

SALES AND USE TAXES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge all or any portion of the revenues produced by local sales and use and excise taxes collected by the Issuer and legally permitted to be used for the 2019 Project (the "Revenues").

OUTSTANDING BONDS SECURED BY PLEDGED TAXES

The Issuer currently has no parity bonds outstanding secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: http://secure.utah.gov/auditor-search/. For additional information, including any information more recent than as of the date of the Financial Report, please contact Laurie Johnson, Finance Director, at (801) 214-2700.

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2019 Bonds to be issued under the Act to finance the 2019 Project, if held until maturity, is $28,549,496.53.

A copy of the Resolution and the Indenture are on file in the office of the Millcreek City Recorder, 3330 South 1300 East, Millcreek, Utah, where they may be examined during regular business hours from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Resolution, the Indenture (as it pertains to the Series 2019 Bonds), or the Series 2019 Bonds, or any provision made for the security and payment of the Series 2019 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever and (ii) registered voters within Millcreek, Utah may sign a written petition requesting an election to authorize the issuance of the Series 2019 Bonds. If written petitions which have been signed by at least 20% of the registered voters of Millcreek, Utah are filed with the Issuer during said 30-day period, the Issuer shall be required to hold an election to obtain voter authorization prior to the issuance of the Series 2019 Bonds. If fewer than 20% of the registered voters of Millcreek, Utah file a written petition during said 30-day period, the Issuer may proceed to issue the Series 2019 Bonds without an election.

DATED this May 13, 2019.

/s/ Elyse Greiner
City Recorder

MILLCREEK, UTAH
ORDINANCE NO. 19-26

AN ORDINANCE OF MILLCREEK ADOPTING A FINAL BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF MILLCREEK FOR THE TIME PERIOD BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020, AND DETERMINING THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN MILLCREEK (THE RESULTING TAX IS THE SAME AMOUNT OF TAX PREVIOUSLY COLLECTED BY MILLCREEK AND WILL NOT RESULT IN A TAX INCREASE TO RESIDENTS OF MILLCREEK)

WHEREAS, on April 22, 2019 the Mayor of Millcreek (the "*City*") submitted to the Millcreek Council (the "*Council*") a tentative budget including all supporting schedules and data (the "*Tentative Budget*") for the time period beginning July 1, 2019, and ending June 30, 2020 and determining the rate of tax and levying taxes upon all real and personal property within Millcreek (the resulting tax is the same amount of tax previously collected by Millcreek and will not result in a tax increase to resident of Millcreek); and

WHEREAS, on April 22, 2019 the Tentative Budget was acknowledged as received and was officially placed in the City Recorder's office for inspection by the general public during normal office hours; and

WHEREAS, on April 22, 2019 the Tentative Budget for FY 2019-20 was tentatively adopted;

WHEREAS, on April 25, 2019 notice of a public hearing to consider the FY 2019-20 Tentative Budget was published in the *Salt Lake Tribune* and *Deseret News*; and on April 23, 2019 on the Utah Public Notice Website created by Utah Code Ann. § 63F-1-701; and

WHEREAS, on May 13, 2019 a public hearing to receive public comment and consider adoption of a final budget was held at approximately 7:00 p.m. in the Council chambers located at 3330 South 1300 East, Millcreek, Utah; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, the estimate of revenues and expenditures or any item thereof in the Final Budget; and

WHEREAS, the City has published the necessary notice and held the public hearing required prior to adopting the budget; and

WHEREAS, it is the intent and desire of the City to comply with all applicable State and local laws regarding the adoption of the budget; and

WHEREAS, the Council finds that it has satisfied all legal requirements required to adopt a budget, and that it is in the best interests of the citizens of the City to adopt a final budget for the

City.

NOW, THEREFORE, BE IT ORDAINED by the Council as follows:

Section 1. Budget Adoption.

A. The Final Budget attached hereto, as amended, and by this reference incorporated herein, is hereby appropriated for the corporate purposes and objects of the City for the time period beginning July 1, 2019, and ending June 30, 2020, and is hereby adopted as the "Budget of Millcreek, Utah for the time period beginning July 1, 2019, and ending June 30, 2020 (the "*Budget"*).

B. Pursuant to Utah Code Ann. § 10-6-118, a copy of the Budget for each fund within the Budget shall be certified by the mayor as the "Budget Officer" and it is hereby directed that it be filed with the State Auditor within 30 days after adoption.

C. Pursuant to Utah Code Ann. § 10-6-119, a certified copy of the Budget shall be filed in the office of the City Recorder and will be available for public inspection during City business hours.

Section 2. Tax Rate and Levy.

A. For the purpose of defraying the necessary and proper expenses of the City and for maintaining the government thereof, it is hereby determined that the Tax Rate of the general property tax to be levied against all real and personal property within the City made taxable by law for the fiscal year beginning July 1, 2019, and ending June 30, 2020, is hereby set at the certified tax rate. The certified tax rate shall be the certified tax rate as determined by the Salt Lake County Auditor based on the approved property tax revenue and the referenced yield.

B. There is hereby levied upon all real and personal property within the City made taxable by law for the fiscal year of the City ending June 30, 2020, the tax rate set forth above, on the taxable value of said property, to provide revenue for the "Millcreek General Fund" and for general City purposes.

C. As required by law, the rate hereinabove determined and levied, along with all statements and information required by law, shall be reported to the Salt Lake County Auditor, State of Utah, and the Utah State Tax Commission.

Section 3. Further Action.

A. In addition to the foregoing, the Mayor is hereby directed to implement any other necessary actions pertinent to the adoption of the Budget. Such actions may include, but are not necessarily limited to, notification, reporting, and publishing as required by and consistent with applicable law.

B. Amounts budgeted for contingency, fund balance, and capital projects will be deposited into the Public Treasurer's Investment Fund (PTIF) for this specific purpose, with

continuous regular amounts deposited throughout the fiscal year. Statements of these accounts will be distributed to the Council on a monthly basis along with other expenditure reports.

Section 4. Severability. If a court of competent jurisdiction declares any provision of this resolution invalid, the remainder shall not be affected.

Section 5. Effective Date. This ordinance shall take effect upon passage and posting as required by law.

PASSED AND APPROVED by the Council this 10th day of June 2019.

MILLCREEK COUNCIL

_____

ATTEST: Mayor Jeff Silvestrini

_____

Elyse Greiner, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 19-26: AN ORDINANCE OF MILLCREEK ADOPTING A FINAL BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF MILLCREEK FOR THE TIME PERIOD BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020, AND DETERMINING THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN MILLCREEK (THE RESULTING TAX IS THE SAME AMOUNT OF TAX PREVIOUSLY COLLECTED BY MILLCREEK AND WILL NOT RESULT IN A TAX INCREASE TO RESIDENTS OF MILLCREEK)
was passed and adopted the ____ day of _____2019 and certifies that copies of the foregoing Ordinance 19-26 were posted in the following locations within the municipality this ____ day of _____, 2019.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

_____

Elyse Greiner, City Recorder

Millcreek

Utah's Newest City

FY 2019-20 TENTATIVE BUDGET









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VISION STATEMENT

Millcreek is a diverse community where residents and businesses are empowered to respectfully engage and interact with each other in governance and volunteerism to maintain a fiscally responsible, environmentally sustainable City that provides a "welcome home" feeling to everyone - past, present and future.

FY 2019-20 Budget Prepared By:

Jeffrey L. Silvestrini, *Mayor*

John H. Geilmann, *City Manager*

Laurie E. Johnson, *HR-Finance Director*

Elyse Greiner, *City Recorder*

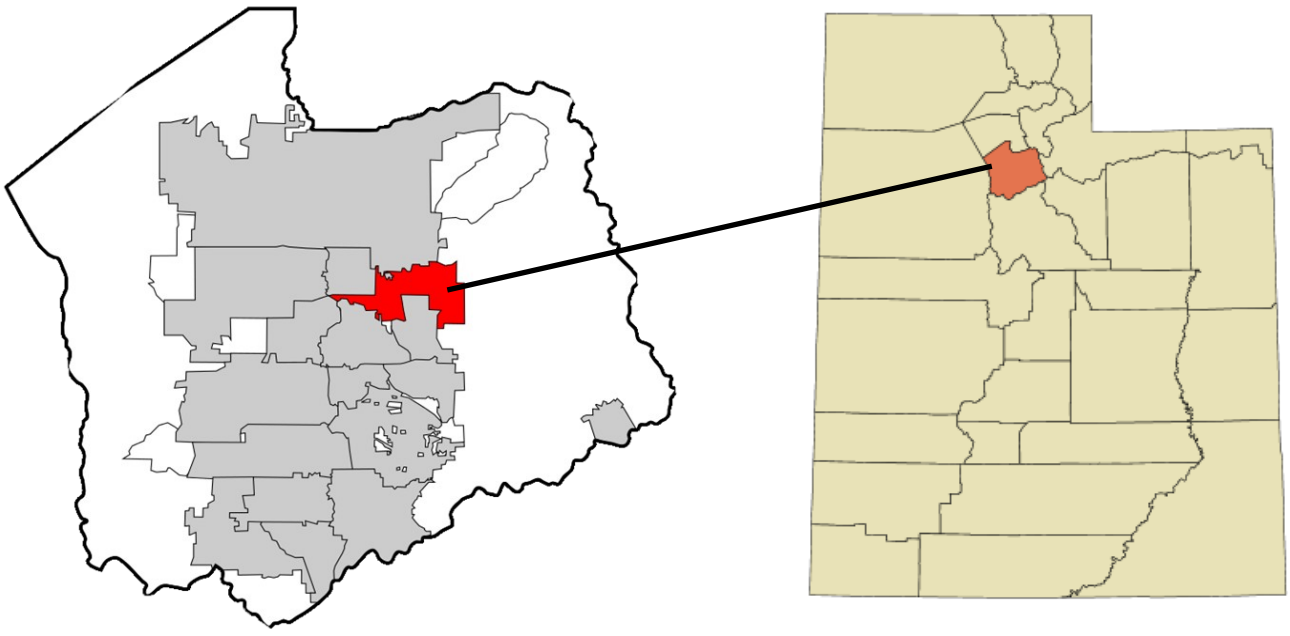
Kurt Hansen, *City Services Director*

Francis Lilly, *Community Development Director*

Rita Lund, *Communications & Programs Director*

John Miller, *Public Works Director*

Stephanie Hampton, *HR-Finance Assistant*



Elected Officials



Jeffrey Silvestrini
Mayor



Silvia Catten
Councilmember
District 1



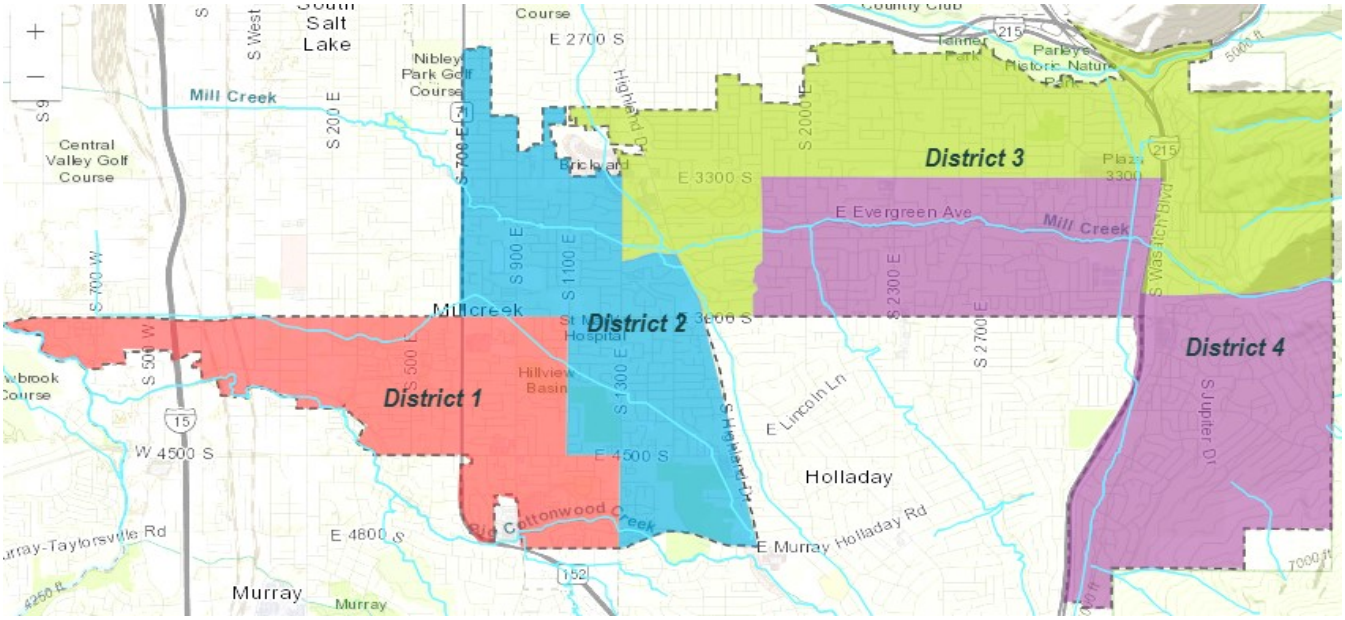
Dwight Marchant
Councilmember
District 2



Cheri Jackson
Councilmember
District 3



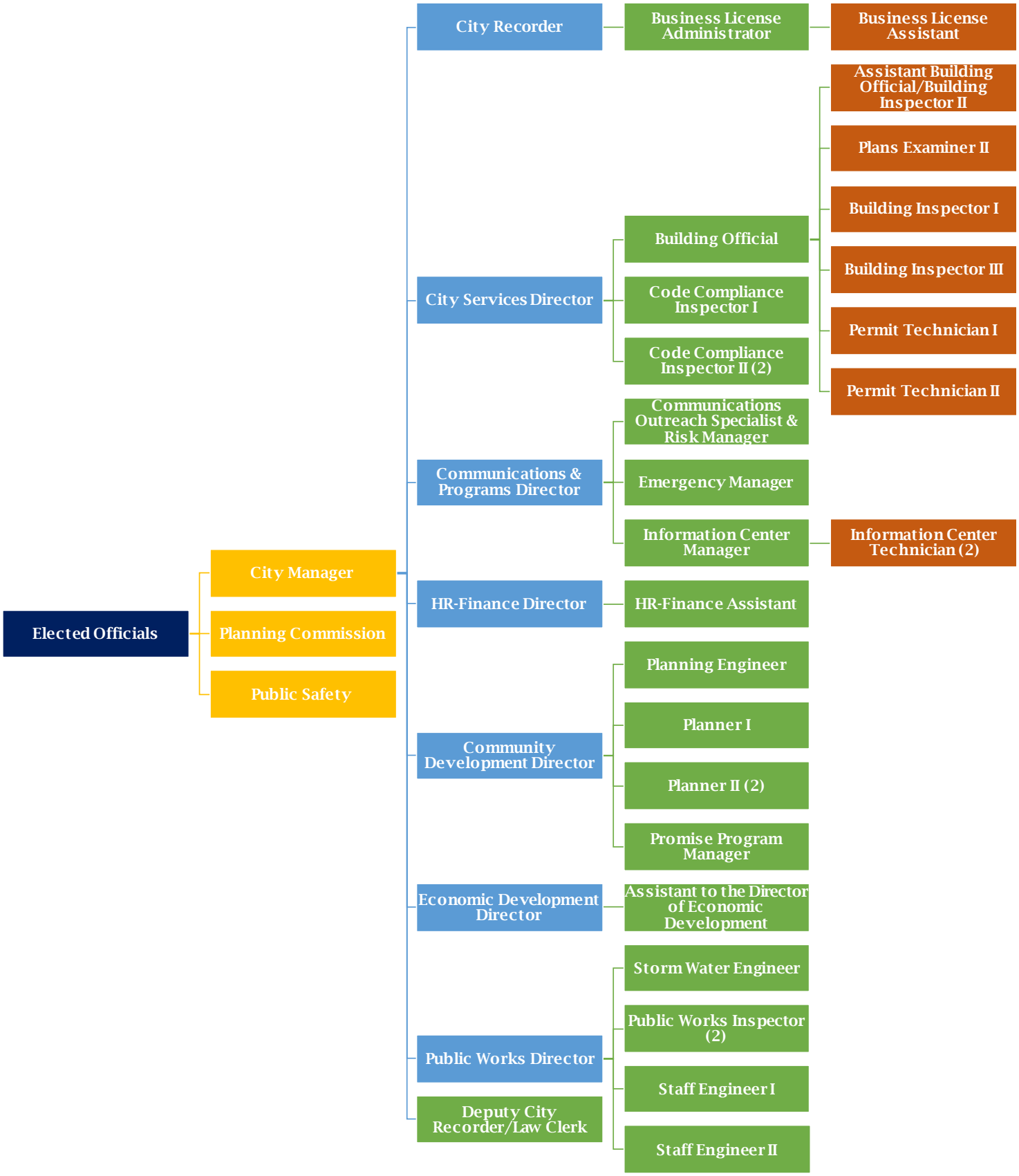
Beverly Uipi
Councilmember
District 4



MISSION STATEMENT

Millcreek provides superior and responsive municipal governance and services in a fiscally conservative and responsible manner that sustains and improves the quality of life for residents and stakeholders of the City.

Organizational Chart



Budget Message

Ladies and Gentlemen:

Millcreek has been functioning as a Utah municipal corporation since January 2017. From a fiscal perspective, that means the 2019/2020 budget is the fourth fiscal year budget for the City. Since the first fiscal budget, Millcreek has grown in revenues and expenditures, but that growth has always been carefully watched over by the City's elected officials and staff. We all take our responsibility as fiduciaries for tax payer dollars very seriously. Hence, like the previous three fiscal budget years, this fourth fiscal budget year will be carefully watched and conservatively managed thus furthering Millcreek's reputation as one of the best places to live, work and play in the great State of Utah.

With the advent of a new fiscal year, the purpose of this Budget Message, pursuant to Utah Code Title 10, Chapter 9, is to explain the budget; outline proposed financial policies of the City; describe important features of the budgetary plan; provide reasons for changes from previous fiscal appropriations and revenues; and explain any major changes in fiscal policy.

The best explanation for the budget is that it is the implementation tool for all of Millcreek's existing and proposed services that are to be provided to the residents, business, and all stakeholders of the City for this next fiscal year. The City Council has been involved in several work sessions and has given much input and review to determine the best use of City dollars for the municipal services that help to make the City a safe, clean, and welcoming community in which people live, work, shop and have daily contact.

Millcreek is a fiscally conservative City. To that end, the City Council has adopted fiscal policies that provide for the maximization of earned interest on its received revenues, the timely payment of invoices to avoid any penalties, and the over-sight of all revenues and expenditures by multiple individuals. The City's Treasurer is a member of the City Council and the City utilizes a two-person signature system for expenditures more than $5000. The City's policies include the review by and sign off on payment of invoices by more than one person at all times. Currently, the City has adopted key fiscal policy and procedures that include a strong fiduciary role by the Mayor, Treasurer, City Council, and highly qualified and ethical City personnel.

The budget has category numbers, departmental separation, and provides detail for planned expenditures by each department. This methodology makes the accounting for present and future expenditures the direct responsibility of City Department Heads. This budgetary formatting allows for the periodic review and adjustments to the budget based on actual revenues received and expenditures made. In short, the City has a daily tracking of what is happening with the tax payer dollars.

Some highlights for the 2019/2020 budget that have changed from the previous budget include:

a. The City Staffing is now complete with thirty-eight (38) FTE employees and no additional employees are anticipated for the coming fiscal year.

Budget Message cont'd.

b. The City vehicle fleet is complete with eleven (11) vehicles that serve the respective public services provided by the City.

c. The City Hall is now complete with a large City Council Room that accommodates large numbers of individuals wishing to attend and participate in City Council, Planning Commission, and other City related open houses meetings and functions.

d. The City has installed a camera system in the City Council Room that provides a quality live streaming of Council Meeting. Thus, assisting in the City goal to be completely transparent in the conduct of City governance.

e. This budget includes a 1.5% COLA and a potential 2.5% Merit increase for City Staff.

f. This budget also contains an anticipated 13% fund balance reserve.

g. A very notable budget accomplishment is the only debt carried by the City is the rolling debt associated with the cost of services provided by our UPD Precinct.

In summary, Millcreek is financially healthy, yet fiscally conservative. The policies currently passed by the City Council and implemented by the City Staff are designed to provide the best municipal services possible, while at the same time insuring the fiscal sustainability of Millcreek for many years to come.

With great appreciation to the Council and Staff, it is my pleasure to present this budget for consideration and adoption.

Sincerely,



John H. Geilmann, J.D.

Millcreek City Manager

2019 Council Budget Calendar

February 4 - 22

Meetings with Department Directors to collect budget information

March 11

Council Work Session:

Discussion of FY 2019-20 General Fund Budget Parameters

April 8

Council Work Session:

Review FY 2019-20 General Fund Tentative Budget

Review FY 2018-19 General Fund Budget Amendment #3

Council Regular Meeting:

Public Hearing for FY 2018-19 General Fund Budget Amendment #3

Adopt FY 2018-19 General Fund Budget Amendment #3

April 15

Council Work Session:

Review FY 2019-20 Capital Improvement Project (CIP) Fund Tentative Budget

Review FY 2019-20 Millcreek Municipal Fee Schedule (Updated)

Review 2019 Millcreek Budget Calendar (Updated)

Strategic Planning

April 22

Council Regular Meeting:

Present FY 2019-20 General Fund & CIP Fund Tentative Budget

Tentatively Adopt FY 2019-20 General Fund & CIP Fund Tentative Budget

Present FY 2018-19 3rd Quarterly Financial Report

May 13

Council Regular Meeting:

Public Hearing on FY 2019-20 General Fund & CIP Fund Tentative Budget

2019 Council Budget Calendar cont'd.

May 20

Council Work Session:

Strategic Planning

June 10

Council Regular Meeting:

Adopt FY 2019-20 General Fund & CIP Fund Final Budget & Certified Tax Rate

June 17

Council Work Session:

Strategic Planning

June 24

Council Work Session:

Review FY 2018-19 General Fund & CIP Fund Final Budget Amendment

Council Regular Meeting:

Public Hearing for FY 2018-19 General Fund & CIP Fund Final Budget Amendment

Adopt FY 2018-19 General Fund & CIP Fund Final Budget Amendment

Adopt Resolution Authorizing the Sale & Issuance of Tax Anticipation Notes

General Fund Revenue Budget



General Fund Revenues

	FY 2017-18 Actual Revenues	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% Change From Previous Year
GENERAL FUND				
3100 **TAXES**				
3110 **Property Tax**				
3111 General				
12 Months of UPD Contract + costs of borrowing	362,620	10,951,026	10,357,045	-5.42%
3130 **Sales & Use Tax**				
3131 General	9,898,831	10,200,000	10,400,000	1.96%
3140 **Franchise Tax**				
3141 Cable Tax	913,662	600,000	560,000	-6.67%
3150 **Cell Phone Tax**	-	-	-	-
3160 **Transient Room Tax**	1,770	2,500	2,500	0.00%
Total Taxes	**$ 11,176,882**	**$ 21,753,526**	**$ 21,319,545**	**-1.99%**
3200 **LICENSES & PERMITS**				
3210 **Business Licenses & Permits**	309,599	520,000	500,000	-3.85%
3220 **Building Permits**	1,698,844	1,100,000	1,200,000	9.09%
3230 **Special Event Permits**	22,889	2,500	2,500	0.00%
3240 **Engineering Permits**	131,364	40,000	40,000	0.00%
Total Licenses & Permits	**$ 2,162,695**	**$ 1,662,500**	**$ 1,742,500**	**4.81%**
3300 **INTERGOVERNMENTAL**				
3310 **Local Grants**	-	2,000	-	-100.00%
3320 **State Grants**	-	45,000	-	-100.00%
3330 **Liquor Grants**	39,305	42,964	45,000	4.74%
3340 **Class C Road Funds**	2,009,035	1,650,000	1,700,000	3.03%
Total Intergovernmental	**$ 2,048,340**	**$ 1,739,964**	**$ 1,745,000**	**0.29%**
3400 **CHARGES FOR SERVICES**				
3410 **Plan Reviews**	-	-	-	-
3420 **Planning Fees**	23,750	50,000	60,000	20.00%
3430 **Inspection Fees**	-	-	-	-
3440 **State Inspection Fees**	-	-	-	-
3450 **Engineering Fees**	-	-	-	-
Total Charges For Services	**$ 23,750**	**$ 50,000**	**$ 60,000**	**20.00%**
3500 **FINES & FORFEITURES**				
3510 **Court Fines**	396,754	-	-	-
Total Fines & Forfeitures	**$ 396,754**	**$ -**	**$ -**	**$ -**
3600 **MISCELLANEOUS**				
3610 **Interest Earnings**	111,701	350,000	250,000	-28.57%
3620 **Park Rentals**	-	-	-	-
3690 **Misc. Income**	500	3,500	-	-
Total Miscellaneous	**$ 112,201**	**$ 353,500**	**$ 250,000**	**-29.28%**
3800 **OTHER SOURCES OF FUNDING**				
3810 **Reappropriations of Fund Balance**	-	805,427	417,955	-48.11%
3820 **Contributions**	18,676	19,250	-	-100.00%
3830 **Reimbursements**	2,035,772	342	-	-100.00%
3840 **Note Proceeds**	-	-	-	-
Total Other Sources	**$ 2,054,448**	**$ 825,019**	**$ 417,955**	**-49.34%**
Total General Fund Revenues	**$ 17,975,071**	**$ 26,384,509**	**$ 25,535,000**	**-3.22%**

General Fund Line Item Expense Budget



Mayor & City Council

Jeff Silvestrini

Silvia Catten

Cheri Jackson

Dwight Marchant

Bev Uipi

Provides general oversight for all Millcreek funds and budgets

Line Item Expenses — Mayor & City Council

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
MAYOR & CITY COUNCIL					
4100	**Personnel Expenses**				
4110	**Salaries & Wages**	93,369	100,000	100,000	0.00%
4130	**Employee Benefits**	37,358	63,000	66,000	4.76%
	Total Personnel	**$ 130,727**	**$ 163,000**	**166,000**	**1.81%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	36,995	42,000	120,000	185.71%
	Utah League of Cities & Towns				
	Jordan River Commission				
	Central Wasatch Commission				
4230	**Travel**	2,042	2,000	2,000	0.00%
	Total Operating	**$ 39,037**	**$ 44,000**	**122,000**	**63.93%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	43,500	40,000	60,000	50.00%
	Capstone Strategies				
	Sustainability Coordinator				
	Auditor				
4330	**Training**	4,950	4,500	4,500	0.00%
	Total Professional & Contracted	**$ 48,450**	**$ 44,500**	**64,500**	**31.01%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	990	500	500	0.00%
	Total Misc.	**$ 990**	**$ 500**	**500**	**0.00%**
	Total Mayor & City Council	**$ 219,204**	**$ 252,000**	**$ 353,000**	**28.61%**
	Notes: *Includes $75,000 for the Central Wasatch Commission, & $15,000 for expenses related to a Sustainability Coordinator.*				

City Manager

John Geilmann

Provides specific oversight for the following department budgets:

- City Manager
- Justice Court
- Legal Services
- Public Safety

Line Item Expenses — City Manager

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
CITY MANAGER					
4100	**Personnel Services**				
4110	**Salaries & Wages**	135,000	141,831	147,504	4.00%
	City Manager	-			
4120	**Part-Time Wages**	-	-	-	
4130	**Employee Benefits**	45,668	54,000	50,000	-7.41%
	Total Personnel	**$ 180,668**	**$ 195,831**	**$ 197,504**	**0.85%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	1,579	1,500	1,600	6.67%
4230	**Travel**	1,923	2,500	2,500	0.00%
4240	**Office Supplies**	-	-	-	
	Total Operating	**$ 3,502**	**$ 4,000**	**$ 4,100**	**2.50%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	6,950	5,000	5,000	0.00%
	LYRB				
4330	**Training**	365	3,500	3,500	0.00%
	Total Professional & Contracted	**$ 7,315**	**$ 8,500**	**8,500**	**0.00%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	1,106	4,000	4,000	0.00%
	Total Misc.	**$ 1,106**	**$ 4,000**	**4,000**	**0.00%**
	Total City Manager	**$ 192,591**	**$ 212,331**	**214,104**	**0.84%**
	Notes: *Less than 1% change from previous year.*				

Line Item Expenses — Justice Court

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
JUSTICE COURT					
4300	**Professional & Contracted Services**				
4310	**Professional Services**	-	-	-	
4350	**Contracted Services**	560,957	155,000	170,000	9.68%
	Total Professional & Contracted	**$ 560,957**	**$ 155,000**	**$ 170,000**	**9.68%**
	Total Justice Court	**$ 560,957**	**$ 155,000**	**$ 170,000**	**9.68%**
Notes:	*Increase based on contract with Salt Lake County for Justice Court services.*				

Line Item Expenses — Legal Services

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
LEGAL SERVICES					
4100	**Personnel Services**				
4110	**Salaries & Wages**	-	68,773	74,124	7.78%
	Law Clerk		-		
4120	**Part-Time Wages**	-	-	-	-
4130	**Employee Benefits**	-	25,000	25,000	0.00%
	Total Personnel	**$ -**	**$ 93,773**	**$ 99,124**	**5.71%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	5,000	4,000	-20.00%
4230	**Travel**	-	1,200	1,500	25.00%
4240	**Office Supplies**	-	-	-	-
4260	**Postage & Shipping**	-	-	-	-
	Total Operating	**$ -**	**$ 6,200**	**$ 5,500**	**-11.29%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	139,068	142,000	140,000	-1.41%
	John Brems		-		
4320	**Printing**	-	-	-	-
4330	**Training**	-	2,000	2,000	0.00%
4350	**Contracted Services**	307,787	367,560	323,800	-11.91%
	SL County Indigent Defense	-			
	SL County Prosecutorial Services	-			
	Total Professional & Contracted	**$ 446,855**	**$ 511,560**	**465,800**	**-8.95%**
4610	**Misc. Expenses** **Total Misc.**	**$ -**	**$ 250**	**$ 250**	**0.00%**
	Total Legal Services	**$ 446,855**	**$ 611,783**	**$ 570,674**	**-6.72%**

Notes: *Decrease based on contract with Salt Lake County for legal services.*

Line Item Expenses — Public Safety

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
PUBLIC SAFETY					
4300 **Professional & Contracted Services**					
4350 **Contracted Services**					
	SLC Animal Control	552,444	552,944	552,944	0.00%
12 Months of Contract	Unified Police	4,886,797	10,020,000	10,400,000	3.79%
	UPD (Alcohol Tax Exp)	-	39,305	42,500	8.13%
	Total Professional & Contracted	**$ 5,439,241**	**$ 10,612,249**	**$ 10,995,444**	**3.61%**
	Total Public Safety	**$ 5,439,241**	**$ 10,612,249**	**$ 10,995,444**	**3.61%**

Notes: *Increase in contract for UPD services.*

City Recorder

Elyse Greiner

Provides specific oversight for the following department budgets:

- City Recorder
- Business License

Line Item Expenses — City Recorder

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
CITY RECORDER					
4100	**Personnel Services**				
4110	**Salaries & Wages**	49,140	67,291	69,983	4.00%
	City Recorder		-		
4120	**Part-Time Wages**	-	-	-	
4130	**Employee Benefits**	16,084	30,000	30,000	0.00%
	Total Personnel	**$ 65,224**	**$ 97,291**	**99,983**	**2.77%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	191	600	600	0.00%
4230	**Travel**	-	1,000	1,200	20.00%
4250	**Maintenance & Supplies**	27	-	250	0.00%
4260	**Postage & Shipping**	-	-	-	0.00%
	Total Operating	**$ 218**	**$ 1,600**	**2,050**	**28.13%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	2,310	1,000	1,000	0.00%
4320	**Printing**	-	-	-	0.00%
4330	**Training**	509	1,200	1,200	0.00%
4350	**Contracted Services**	18,991	-	130,000	0.00%
	SL County Elections				
4360	**Advertising & Public Notices**	2,096	10,000	10,000	0.00%
	Total Professional & Contracted	**$ 23,906**	**$ 12,200**	**142,200**	**1065.57%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	20	500	500	0.00%
	Total Misc.	**$ 20**	**$ 500**	**500**	**0.00%**
	Total City Recorder	**$ 89,368**	**$ 111,591**	**244,733**	**119.31%**
	Notes: *Includes funding for municipal election.*				

Line Item Expenses — Business License

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
BUSINESS LICENSE ADMINISTRATION					
4100	**Personnel Services**				
4110	**Salaries & Wages**	-	73,780	97,105	31.61%
	Business License Administrator		-		
	Business License Assistant		-		
4115	**Over-Time Wages**	-	3,000	3,000	0.00%
4120	**Part-Time Wages**	-	-	-	0.00%
4130	**Employee Benefits**	-	30,000	40,000	33.33%
	Total Personnel	**$ -**	**$ 106,780**	**140,105**	**31.21%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	250	250	0.00%
4230	**Travel**	-	1,500	1,500	0.00%
4250	**Maintenance & Supplies**	-	250	250	0.00%
	Total Operating	**$ -**	**$ 2,000**	**2,000**	**0.00%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**		15,000	-	0.00%
	Business License Fee Study				
4330	**Training**	-	1,000	1,200	20.00%
	Total Professional & Contracted	**$ -**	**$ 16,000**	**1,200**	**-92.50%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	-	500	500	0.00%
	Total Misc.	**$ -**	**$ 500**	**500**	**0.00%**
	Total Business License Administration	**$ -**	**$ 125,280**	**143,805**	**14.79%**
	Notes: *Increase due to funding of personnel for entire fiscal year.*				

City Services

Kurt Hansen

Provides specific oversight for the following department budgets:

- City Services
- Facilities
- Fleet
- IT Management

Line Item Expenses — City Services

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
CITY SERVICES					
4100	**Personnel Services**				
4110	**Salaries & Wages**	180,342	605,000	715,000	18.18%
	City Services Director				
	Building Official				
	Asst. Building Official				
	Plans Examiner				
	Building Inspector III				
	Building Inspector I				
	Permit Technician II				
	Permit Technician I				
	Code Compliance Inspector II				
	Code Compliance Inspector II				
	Code Compliance Inspector I				
4115	**Over-Time Wages**	-	2,500	2,500	0.00%
4120	**Part-Time Wages**	-	-	-	0.00%
4130	**Employee Benefits**	78,308	310,000	355,000	14.52%
	Total Personnel	**$ 258,650**	**$ 917,500**	**1,072,500**	**16.89%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	2,598	4,000	3,000	-25.00%
4230	**Travel**	3	4,000	3,500	-12.50%
4250	**Maintenance & Supplies**	4,259	15,000	12,000	-20.00%
	Total Operating	**$ 6,860**	**$ 23,000**	**18,500**	**-19.57%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	38,394	85,000	40,000	-52.94%
	Code Compliance Abatement		-		
	Building Inspection Services		-		
4320	**Printing**	-	1,500	1,500	0.00%
4330	**Training**	2,462	10,000	10,000	0.00%
4350	**Contracted Services**	-	420,000	420,000	0.00%
	SL County Parks				
	Total Professional & Contracted	**$ 40,856**	**$ 516,500**	**$ 471,500**	**-8.71%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	1,932	2,500	2,500	0.00%
	Total Misc.	**$ 1,932**	**$ 2,500**	**2,500**	**0.00%**
	Total City Services	**$ 308,298**	**$ 1,459,500**	**1,565,000**	**7.23%**
	Notes: *Increase due to funding of personnel for entire fiscal year.*				

Line Item Expenses — Facilities

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
FACILITIES					
4200	**Operating Expenses**				
4250	**Maintenance & Supplies**	17,580	30,000	30,000	0.00%
4260	**Postage & Shipping**	-	-	-	-
	Total Operating	**$ 17,580**	**$ 30,000**	**$ 30,000**	**0.00%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	17,427	22,000	20,000	-9.09%
4330	**Training**	-	-	-	0.00%
	Total Professional & Contracted	**$ 17,427**	**$ 22,000**	**$ 20,000**	**-9.09%**
4400	**Utilities**				
4410	**Water & Sewer**	61	1,000	1,000	0.00%
4420	**Natural Gas**	2,105	8,000	8,000	0.00%
4430	**Electricity**	6,172	25,000	25,000	0.00%
4450	**Waste & Disposal**	335	500	750	50.00%
	Total Utilties	**$ 8,673**	**$ 34,500**	**$ 34,750**	**0.72%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	8,828	10,000	12,000	20.00%
	Total Misc.	**$ 8,828**	**$ 10,000**	**$ 12,000**	**20.00%**
4800	**Buildings**				
4810	**Building Improvements**	531,652	850,000	25,000	-97.06%
4830	**Improvements other than buildings**	44,299	165,000	25,000	-84.85%
4840	**Leases**	29,562	210,000	195,120	-7.09%
	Total Buildings	**$ 605,513**	**$ 1,225,000**	**245,120**	**-79.99%**
	Total Facilities	**$ 658,021**	**$ 1,321,500**	**341,870**	**-74.13%**

Notes: *Decrease due to the costs associated with renovating City Hall were completed in previous fiscal year.*

Line Item Expenses — Fleet

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
FLEET					
4700	**Vehicles & Equipment**				
4710	**Vehicles**	229,191	98,000	-	-100.00%
4720	**Fuel**	4,412	18,000	18,000	0.00%
4730	**Maintenance**	1,905	25,000	15,000	-40.00%
4740	**Equipment**	14,247	17,500	2,500	-85.71%
	Total Vehicles & Equipment	**$ 249,755**	**$ 158,500**	**$ 35,500**	**-77.60%**
	Total Fleet	**$ 249,755**	**$ 158,500**	**$ 35,500**	**-77.60%**

Notes: *No additional vehicles are expected to be purchased during this fiscal year.*

Line Item Expenses — IT Management

			FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
IT MANAGEMENT						
4200	**Operating Expenses**					
4250	**Maintenance & Supplies**		22,141	27,500	25,000	-9.09%
4255	**Software (Includes Licensing)**		59,208	93,500	130,000	39.04%
55,000		Financial Management Software				
6,000		AutoCad				
10,000		DocuWare License				
20,000		CivcPlus				
1,500		Bluebeam				
2,000		Municipal Code Online				
32,000		iWorks License Maintenance				
		Total Operating	**$ 81,349**	**$ 121,000**	**$ 155,000**	**28.10%**
4300	**Professional & Contracted Services**					
4310	**Professional Services**		69,647	65,000	65,000	0.00%
		Network Providers, Inc.		-		
4330	**Training**		-	-	-	
		Total Professional & Contracted	**$ 69,647**	**$ 65,000**	**$ 65,000**	**0.00%**
4440	**Telephone**		**$ 12,082**	**$ 45,000**	**$ 45,000**	**0.00%**
4610	**Miscellaneous Expenses**		**$ -**	**$ 2,000**	**$ 2,000**	**0.00%**
				$ -		
4740	**Equipment (Computers, etc.)**		**$ 63,235**	**$ 120,000**	**$ 50,000**	**-58.33%**
		Total IT Management	**$ 226,313**	**$ 353,000**	**$ 317,000**	**-10.20%**
	Notes:	*Software costs are higher while IT equipment needs are lower since no additional employees are anticipated.*				

Communications & Programs

Rita Lund

Provides specific oversight for the following department budgets:

- Communications & Programs
- Emergency Management
- Information Center

Line Item Expenses — Communications & Programs

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
COMMUNICATIONS & PROGRAMS					
4100	**Personnel Services**				
4110	**Salaries & Wages**	62,718	70,390	73,206	4.00%
	Communications & Programs Director		-		
4130	**Employee Benefits**	29,799	32,000	35,000	9.38%
	Total Personnel	**$ 92,517**	**$ 102,390**	**$ 108,206**	**5.68%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	500	500	0.00%
4230	**Travel**	-	500	500	0.00%
4250	**Maintenance & Supplies**	5,948	2,500	10,000	300.00%
4260	**Postage & Shipping**	167	10,000	15,000	50.00%
	Total Operating	**$ 6,115**	**$ 13,500**	**26,000**	**92.59%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	3,841	8,500	10,000	17.65%
4320	**Printing**	37,427	65,000	75,000	15.38%
4330	**Training**	55	2,000	2,000	0.00%
	Total Professional & Contracted	**$ 41,323**	**$ 75,500**	**$ 87,000**	**15.23%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	2,719	2,000	2,500	25.00%
	Total Misc.	**$ 2,719**	**$ 2,000**	**$ 2,500**	**25.00%**
5100	**Community Programs**				
5110	**Community Councils**	37,500	29,000	32,200	11.03%
	Canyon Rim	-	6,000	*6,000*	
	East Millcreek	-	5,000	*5,000*	
	Millcreek	-	15,000	*15,000*	
	Mt. Olympus	-	3,000	*3,000*	
	Insurance for CC		-	*3,200*	
5120	**Events**	81,575	120,000	170,000	41.67%
	Utah Venture Out	-	100,000	*125,000*	
	Event Coordinator		-	*30,000*	
	Youth City Council	-	5,000	*5,000*	
	Other	-	10,000	*10,000*	
5140	**Fix-It Program**	-	-	-	
5150	**Rain Barrel Program**	5,000	5,000	5,000	0.00%
	Total Community Programs	**$ 124,075**	**$ 154,000**	**207,200**	**34.55%**
	Total Communications & Programs	**$ 266,749**	**$ 347,390**	**$ 430,906**	**24.04%**

Notes: *Includes funding contract for an Event Coordinator & the cost of insurance for Community Councils.*

Line Item Expenses — Emergency Management

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
EMERGENCY MANAGEMENT					
4100	**Personnel Services**				
4110	**Salaries & Wages**	11,792	45,890	47,726	4.00%
	Emergency Manager		-		
4115	**Over-Time Wages**	402	3,000	2,000	-33.33%
4120	**Part-Time Wages**	11,430	1,000	-	-100.00%
4130	**Employee Benefits**	3,776	18,500	20,000	8.11%
	Total Personnel	**$ 27,400**	**$ 68,390**	**$ 69,726**	**1.95%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	1,000	1,000	0.00%
4230	**Travel**	116	250	250	0.00%
4240	**Office Supplies**	-	-	-	0.00%
4250	**Maintenance & Supplies**	-	10,000	10,000	0.00%
4260	**Postage & Shipping**	-	-	-	-
	Total Operating	**$ 116**	**$ 11,250**	**$ 11,250**	**0.00%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	-	-	-	-
4320	**Printing**	130	1,000	3,500	250.00%
4330	**Training**	2,090	4,000	7,500	87.50%
4350	**Contracted Services**	-	-	-	-
	Total Professional & Contracted	**$ 2,220**	**$ 5,000**	**$ 11,000**	**120.00%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	1,307	2,500	2,500	0.00%
	Total Misc.	**$ 1,307**	**$ 2,500**	**$ 2,500**	**0.00%**
	Total Emergency/Risk Management	**$ 31,043**	**$ 87,140**	**$ 94,476**	**8.42%**
	Notes: *Increase due to costs associated with CERT training.*				

Line Item Expenses — Information Center

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
INFORMATION CENTER (formerly Front Desk Adm.)					
4100	**Personnel Services**				
4110	**Salaries & Wages**	33,475	119,040	130,000	9.21%
	Information Center Manager	-	-		
	Information Center Technician	-	-		
	Information Center Technician	-	-		
4115	**Over-Time Wages**	113	1,000	1,000	0.00%
4120	**Part-Time Wages**	-	-	-	0.00%
4130	**Employee Benefits**	9,126	60,000	65,000	8.33%
	Total Personnel	**$ 42,714**	**$ 180,040**	**$ 196,000**	**8.86%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	124	250	500	100.00%
4230	**Travel**	-	250	500	100.00%
4240	**Office Supplies**	22,329	25,000	25,000	0.00%
4250	**Maintenance & Supplies**	3,832	4,000	5,000	25.00%
4260	**Postage & Shipping**	3,001	12,000	12,000	0.00%
	Total Operating	**$ 29,286**	**$ 41,500**	**$ 43,000**	**3.61%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	-	500	1,000	100.00%
4320	**Printing**	91	1,000	1,200	20.00%
4330	**Training**	25	750	1,200	60.00%
	Total Professional & Contracted	**$ 116**	**$ 2,250**	**$ 3,400**	**51.11%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	1,061	4,500	5,000	11.11%
4630	**Meals**	3,996	8,500	7,500	-11.76%
	Total Misc.	**$ 5,057**	**$ 13,000**	**$ 12,500**	**-3.85%**
	Total Information Center	**$ 77,173**	**$ 236,790**	**$ 254,900**	**7.65%**
	Notes: *Increase due to funding of personnel for entire fiscal year.*				

Community Development

Francis Lilly

Provides specific oversight for the following department budgets:

- Community Development
- Promise Program

Line Item Expenses — Community Development

	FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
COMMUNITY DEVELOPMENT				
New Deparment Title (formerly Planning Services)				
4100 **Personnel Services**				
4110 **Salaries & Wages**	247,454	355,000	385,000	8.45%
Community Development Director	-			
Planning Engineer	-			
Senior Planner	-			
Planner II	-			
Planner I	-			
4115 **Over-Time Wages**	1,526	5,000	5,000	0.00%
4120 **Part-Time Wages**	-	-	-	0.00%
4130 **Employee Benefits**	91,622	146,000	155,000	6.16%
Total Personnel	**$ 340,602**	**$ 506,000**	**$ 545,000**	**7.71%**
4200 **Operating Expenses**				
4210 **Books, Subscriptions, Memb.**	195	5,000	5,000	0.00%
4230 **Travel**	-	4,500	5,000	11.11%
4240 **Office Supplies**	881	500	500	0.00%
4250 **Maintenance & Supplies**	1,406	1,000	1,500	50.00%
4260 **Postage & Shipping**	-	-	-	-
Total Operating	**$ 2,482**	**$ 11,000**	**$ 12,000**	**9.09%**
4300 **Professional & Contracted Services**				
4310 **Professional Services**	29,448	140,000	100,000	-28.57%
John Janson		-		
Traffic Studies		-		
Impact Fee Study		-		
4320 **Printing**	-	6,500	5,000	-23.08%
4330 **Training**	678	7,500	7,500	0.00%
4350 **Contracted Services**		-		
SL County Addressing	6,780	12,000	15,000	25.00%
SL County Planning & Dev.	858,751	2,500	2,500	0.00%
SL County Surveying	225	7,500	7,000	-6.67%
Total Professional & Contracted	**$ 895,882**	**$ 176,000**	**$ 137,000**	**-22.16%**
4600 **Miscellaneous Expenses**				
4610 **Misc. Expenses**	611	2,500	2,500	0.00%
Total Misc.	**$ 611**	**$ 2,500**	**$ 2,500**	**0.00%**
Total Community Development	**$ 1,239,577**	**$ 695,500**	**$ 696,500**	**0.14%**
Notes: *Includes increased personnel expenses, however professional service expenses are decreased.*				

Line Item Expenses — Promise Program

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
PROMISE PROGRAM					
4100	**Personnel Services**				
4110	**Salaries & Wages**	-	52,000	54,080	4.00%
	Promise Program Manager	-	-		
4115	**Over-Time Wages**	-	2,700	2,500	-7.41%
4120	**Part-Time Wages**	-	9,000	5,000	-44.44%
4130	**Employee Benefits**	-	22,000	20,000	-9.09%
	Total Personnel	**$ -**	**$ 85,700**	**$ 81,580**	**-4.81%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	600	600	0.00%
4230	**Travel**	-	2,500	2,000	-20.00%
4240	**Office Supplies**	-	-	-	0.00%
4250	**Maintenance & Supplies**	-	2,500	2,500	0.00%
4260	**Postage & Shipping**	-	-	-	0.00%
	Total Operating	**$ -**	**$ 5,600**	**$ 5,100**	**-8.93%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	-	11,000	3,400	-69.09%
4320	**Printing**	-	500	500	0.00%
4330	**Training**	-	1,000	1,000	0.00%
4360	**Advertising & Public Notices**	-	-	-	0.00%
	Total Professional & Contracted	**$ -**	**$ 12,500**	**$ 4,900**	**-60.80%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	-	2,500	2,000	-20.00%
	Total Misc.	**$ -**	**$ 2,500**	**$ 2,000**	**-20.00%**
5100	**Community Programs**				
5120	**Events**	-	3,104	6,420	106.81%
	Total Community Programs	**$ -**	**$ 3,104**	**$ 6,420**	**106.81%**
	Total Promise Program	**$ -**	**$ 109,404**	**$ 100,000**	**-8.60%**
	Notes: *Initial funding of program is $100,000.*				

Economic Development

Mike Winder

Provides specific oversight for the following department budget:

- Economic Development

Line Item Expenses — Economic Development

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
ECONOMIC DEVELOPMENT					
4100	**Personnel Services**				
4110	**Salaries & Wages**	54,866	135,227	169,000	24.98%
	Economic Dev. Director	-			
	Asst. to Economic Dev. Director				
4115	**Over-Time Wages**	552	-	-	-
4120	**Part-Time Wages**	-	-	-	-
4130	**Employee Benefits**	16,828	48,000	60,000	25.00%
	Total Personnel	**$ 72,246**	**$ 183,227**	**$ 229,000**	**24.98%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	70	1,250	1,200	-4.00%
4230	**Travel**	402	2,500	2,500	0.00%
4240	**Office Supplies**	-	-	-	0.00%
4250	**Maintenance & Supplies**	-	500	500	0.00%
4260	**Postage & Shipping**	-	-	-	0.00%
	Total Operating	**$ 472**	**$ 4,250**	**$ 4,200**	**-1.18%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	-	-	-	-
4320	**Printing**	-	-	-	-
4330	**Training**	465	2,500	2,500	0.00%
4360	**Advertising & Public Notices**	-	-	-	-
	Total Professional & Contracted	**$ 465**	**$ 2,500**	**$ 2,500**	**0.00%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	254	10,000	10,000	0.00%
	Total Misc.	**$ 254**	**$ 10,000**	**$ 10,000**	**0.00%**
	Total Economic Development	**$ 73,437**	**$ 199,977**	**$ 245,700**	**22.86%**

Notes: *Increase due to funding of personnel for entire fiscal year.*

Finance

Laurie Johnson

Provides specific oversight for the following department budgets:

- Finance
- Human Resources
- Non-Departmental

Line Item Expenses — Finance

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
FINANCE					
4100	**Personnel Services**				
4110	**Salaries & Wages**	39,015	113,048	135,000	19.42%
	HR-Finance Director		-		
	HR-Finance Asst.		-		
4120	**Part-Time Wages**	6,167	-	-	-
4130	**Employee Benefits**	15,859	50,000	62,000	24.00%
	Total Personnel	**$ 61,041**	**$ 163,048**	**197,000**	**20.82%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	29	500	250	-50.00%
4230	**Travel**	-	500	500	0.00%
4240	**Office Supplies**	747	500	250	-50.00%
4250	**Maintenance & Supplies**	-	-	-	-
4260	**Postage & Shipping**	-	-	-	-
	Total Operating	**$ 776**	**$ 1,500**	**$ 1,000**	**-33.33%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	21,094	24,000	24,000	0.00%
	D&S Accounting				
4320	**Printing**	-	-	-	-
4330	**Training**	-	500	500	0.00%
	Total Professional & Contracted	**$ 21,094**	**$ 24,500**	**$ 24,500**	**0.00%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	-	1,500	2,000	33.33%
	Total Misc.	**$ -**	**$ 1,500**	**$ 2,000**	**33.33%**
	Total Finance	**$ 82,911**	**$ 190,548**	**$ 224,500**	**17.82%**
	Notes: *Increase due to funding of personnel for entire fiscal year.*				

Line Item Expenses — Human Resources

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
HUMAN RESOURCES					
4100	**Personnel Services**				
4110	**Salaries & Wages**	-	28,000	56,000	100.00%
	Communications Outreach/Risk Manager				
4115	**Over-Time Wages**	-	750		
4120	**Part-Time Wages**	-	-	-	
4130	**Employee Benefits**	-	10,000	20,600	106.00%
	Total Personnel	**$ -**	**$ 38,750**	**$ 76,600**	**97.68%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	250	500	100.00%
4230	**Travel**	-	250	500	100.00%
4240	**Office Supplies**	-	-	-	0.00%
4250	**Maintenance & Supplies**	-	250	250	0.00%
4260	**Postage & Shipping**	-	-	250	0.00%
	Total Operating	**$ -**	**$ 750**	**$ 1,500**	**100.00%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	31,798	2,500	1,200	-52.00%
	Drug Testing		-		
4320	**Printing**	21	-	500	0.00%
4330	**Training**	-	2,000	2,000	0.00%
	Total Professional & Contracted	**$ 31,819**	**$ 4,500**	**$ 3,700**	**-17.78%**
4510	**Insurance (Worker's Comp)**	**$ 12,449**	**$ 35,000**	**$ 35,000**	**0.00%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	616	500	1,000	100.00%
	Total Misc.	**$ 616**	**$ 500**	**$ 1,000**	**100.00%**
	Total Human Resources	**$ 44,884**	**$ 79,500**	**$ 117,800**	**48.18%**

Notes: *Increase due to funding of personnel for entire fiscal year.*

Line Item Expenses — Non-Departmental

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
NON-DEPARTMENTAL					
4510	**Insurance**	**$ 65,963**	**$ 75,000**	**80,000**	**6.67%**
4600	**Miscellaneous Expenses**				
4610	**Misc. Expenses**	248	6,000	6,000	0.00%
4611	**Direct Deposit Fees**	1,204	2,500	2,750	10.00%
4620	**Bank Charges**	7,766	40,000	40,000	0.00%
4621	**Debt Principal Payments**	-	-	-	0.00%
4622	**Debt Interest**	59,113	200,000	315,000	57.50%
4625	**UPD Debt Related Fees**	53,740	55,000	60,000	9.09%
	Total Misc.	**$ 122,071**	**$ 303,500**	**$ 423,750**	**39.62%**
6100	**Other Financing Uses**				
6110	**Contribution to Fund Balance**	2,533,675	846,428	204,588	-75.83%
6120	**Due Other Govt. Entity**	(111,386)	-	-	0.00%
6130	**Transfer to CIP Fund**	-	3,150,000	1,750,000	-44.44%
	Total Other Financing Uses	**$ 2,422,289**	**$ 3,996,428**	**$ 1,954,588**	**-51.09%**
	Total Non-Departmental	**$ 2,610,323**	**$ 4,374,928**	**$ 2,458,338**	**-43.81%**

Notes: *Decrease in funding for Capital Improvement Projects.*

Public Works

John Miller

Provides specific oversight for the following department budgets:

- Public Works
- Class B & C Road Fund

Line Item Expenses — Public Works

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
PUBLIC WORKS					
4100	**Personnel Services**				
4110	**Salaries & Wages**	-	340,000	475,000	39.71%
	Public Works Director	-			
	Stormwater Engineer	-			
	Staff Engineer II	-			
	Staff Engineer I				
	Public Works Inspector II	-			
	Public Works Inspector II				
4115	**Over-Time Wages**	-	500	500	0.00%
4120	**Part-Time Wages**	-	15,000	15,000	0.00%
4130	**Employee Benefits**	-	150,000	195,000	30.00%
	Total Personnel	**$ -**	**$ 505,000**	**$ 685,500**	**35.74%**
4200	**Operating Expenses**				
4210	**Books, Subscriptions, Memb.**	-	5,000	5,000	0.00%
4230	**Travel**	-	3,000	3,500	16.67%
4240	**Office Supplies**	-	-	-	0.00%
4250	**Maintenance & Supplies**	-	3,000	3,000	0.00%
4260	**Postage & Shipping**	-	-	-	0.00%
	Total Operating	**$ -**	**$ 11,000**	**$ 11,500**	**4.55%**
4300	**Professional & Contracted Services**				
4310	**Professional Services**	-	300,000	250,000	-16.67%
	Development Review Services		-		
4320	**Printing**	-	-	-	-
4330	**Training**	-	5,000	5,000	0.00%
4350	**Contracted Services**		-		
	~~SL County Parks~~	386,553	-	-	-
	SL County Public Works	3,800,000	2,350,000	3,268,750	39.10%
	SL County Street Lights	33,812	37,500	37,500	0.00%
	Total Professional & Contracted	**$ 4,220,365**	**$ 2,692,500**	**$ 3,561,250**	**32.27%**
4610	**Miscellaneous Expenses**	**$ -**	**$ 2,500**	**$ 2,500**	**0.00%**
	Total Public Works	**$ 4,220,365**	**$ 3,211,000**	**$ 4,260,750**	**32.69%**

Notes: *Increase in contract funding with Salt Lake County for Public Works services.*

Line Item Expenses — Engineering Services

	FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
ENGINEERING SERVICES				
(Consolidated with Public Works Budget)				
4100 **Personnel Services**				
4110 **Salaries & Wages**	82,839	-	-	
City Engineer (Hired 1/8/18)	-	-		
Storm Water Engineer (Hired 4/16/18)	-	-		
Construction Inspector (Hired 4/30/18)	-	-		
4115 **Over-Time Wages**	418	-	-	
4120 **Part-Time Wages**	3,826	-	-	
4130 **Employee Benefits**	27,271	-	-	
Total Personnel	**$ 114,354**	**$ -**	**-**	
4200 **Operating Expenses**				
4210 **Books, Subscriptions, Memb.**	353	-	-	
4230 **Travel**	401	-	-	
4240 **Office Supplies**	-	-	-	
4250 **Maintenance & Supplies**	-	-	-	
4260 **Postage & Shipping**	-	-	-	
Total Operating	**$ 754**	**$ -**	**$ -**	
4300 **Professional & Contracted Services**				
4310 **Professional Services**	192,970	-	-	
Development Review Services				
4320 **Printing**	-	-	-	
4330 **Training**	373	-	-	
4350 **Contracted Services**	508,983	-	-	
SL County Engineering				
Total Professional & Contracted	**$ 702,326**	**$ -**	**-**	
4600 **Miscellaneous Expenses**				
4610 **Misc. Expenses**	-	-	-	
Total Misc.	**$ -**	**$ -**	**$ -**	
Total Engineering Services	**$ 817,434**	**$ -**	**$ -**	

Notes: *Engineering budget consolidated with Public Works budget.*

Line Item Expenses — Class B & C Road

		FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% of Change from Previous Year
CLASS B & C ROAD					
4900	**Class B & C Road Expenditures**				
4910	**Class C --Road Maintenance**	-	1,650,000	1,700,000	3.03%
~~4920~~	~~**Class C - Sidewalk**~~	62,541	-	-	
~~4930~~	~~**Class C - Traffic Calming**~~	-	-	-	
~~4930~~	~~**Class C - Storm Drain**~~	48,341	-	-	
~~4940~~	~~**Class C - Active Transportation**~~	-	-	-	
	Total Class B & C Road	**$ 110,882**	**$ 1,650,000**	**$ 1,700,000**	**3.03%**
Notes:	*All Class B & C road funds are used to pay for road maintenance under the Salt Lake County Public Works contract.*				
	Total General Fund Expenses	**$ 17,965,381**	**$ 26,554,911**	**$ 25,535,000**	**-3.84%**

General Fund Consolidated Budget



General Fund Consolidated Budget

		% of Total Budget FY 2019-20	FY 2019-20 Budget
10	**General Fund**		
	Consolidated Budget		
4100	**Personnel Expenses**	**15.52%**	**$ 3,963,828**
4200	**Operating Expenses**	**1.78%**	**$ 454,700**
4300	**Professional & Contracted Services**	**63.60%**	**$ 16,239,394**
4400	**Utilities**	**0.31%**	**$ 79,750**
4510	**Insurance**	**0.45%**	**$ 115,000**
4600	**Miscellaneous Expenses**	**1.89%**	**$ 483,500**
4700	**Vehicles & Equipment**	**0.33%**	**$ 85,500**
4800	**Buildings**	**0.96%**	**$ 245,120**
4900	**Class B & C Road Funds**	**6.66%**	**$ 1,700,000**
5100	**Community Programs**	**0.84%**	**$ 213,620**
6100	**Other Financing Uses**	**7.65%**	**$ 1,954,588**
	Total	**100.00%**	**$ 25,535,000**

General Fund Consolidated Budget cont'd.

Mayor & City Council		
4100 **Personnel Expenses**		166,000
4200 **Operating Expenses**		122,000
4300 **Professional & Contracted Services**		64,500
4600 **Miscellaneous Expenses**		500
Total Mayor & City Council	**$**	**353,000**
City Manager		
4100 **Personnel Services**		197,504
4200 **Operating Expenses**		4,100
4300 **Professional & Contracted Services**		8,500
4600 **Miscellaneous Expenses**		4,000
Total City Manager	**$**	**214,104**
City Recorder		
4100 **Personnel Services**		99,983
4200 **Operating Expenses**		2,050
4300 **Professional & Contracted Services**		142,200
4600 **Miscellaneous Expenses**		500
Total City Recorder	**$**	**244,733**
Business License Administration		
4100 **Personnel Services**		140,105
4200 **Operating Expenses**		2,000
4300 **Professional & Contracted Services**		1,200
4600 **Miscellaneous Expenses**		500
Total Business License Adm.	**$**	**143,805**
City Services		
4100 **Personnel Services**		1,072,500
4200 **Operating Expenses**		18,500
4300 **Professional & Contracted Services**		471,500
4600 **Miscellaneous Expenses**		2,500
Total City Services	**$**	**1,565,000**

General Fund Consolidated Budget cont'd.

Communications & Programs		
4100 **Personnel Services**		108,206
4200 **Operating Expenses**		26,000
4300 **Professional & Contracted Services**		87,000
4600 **Miscellaneous Expenses**		2,500
5100 **Community Programs**		207,200
Total Communications & Programs	**$**	**430,906**
Community Development		
4100 **Personnel Services**		545,000
4200 **Operating Expenses**		12,000
4300 **Professional & Contracted Services**		137,000
4600 **Miscellaneous Expenses**		2,500
Total Community Development	**$**	**696,500**
Promise Program		
4100 **Personnel Services**		81,580
4200 **Operating Expenses**		5,100
4300 **Professional & Contracted Services**		4,900
4600 **Miscellaneous Expenses**		2,000
5100 **Community Programs**		6,420
Total Promise Program	**$**	**100,000**
Economic Development		
4100 **Personnel Services**		229,000
4200 **Operating Expenses**		4,200
4300 **Professional & Contracted Services**		2,500
4600 **Miscellaneous Expenses**		10,000
Total Economic Development	**$**	**245,700**
Emergency Management		
4100 **Personnel Services**		69,726
4200 **Operating Expenses**		11,250
4300 **Professional & Contracted Services**		11,000
4600 **Miscellaneous Expenses**		2,500
Total Emergency Management	**$**	**94,476**

General Fund Consolidated Budget cont'd.

Facilities			
4200	**Operating Expenses**		30,000
4300	**Professional & Contracted Services**		20,000
4400	**Utilities**		34,750
4600	**Miscellaneous Expenses**		12,000
4800	**Buildings**		245,120
	Total Facilities	**$**	**341,870**
Finance			
4100	**Personnel Services**		197,000
4200	**Operating Expenses**		1,000
4300	**Professional & Contracted Services**		24,500
4600	**Miscellaneous Expenses**		2,000
	Total Finance	**$**	**224,500**
Fleet			
4700	**Vehicles & Equipment**		35,500
	Total Fleet	**$**	**35,500**
Information Center			
4100	**Personnel Services**		196,000
4200	**Operating Expenses**		43,000
4300	**Professional & Contracted Services**		3,400
4600	**Miscellaneous Expenses**		12,500
	Total Information Center	**$**	**254,900**
Human Resources			
4100	**Personnel Services**		76,600
4200	**Operating Expenses**		1,500
4300	**Professional & Contracted Services**		3,700
4510	**Insurance (Worker's Comp)**		35,000
4600	**Miscellaneous Expenses**		1,000
	Total Human Resources	**$**	**117,800**

General Fund Consolidated Budget cont'd.

IT Management		
4200 **Operating Expenses**		155,000
4300 **Professional & Contracted Services**		65,000
4440 **Telephone**		45,000
4600 **Miscellaneous Expenses**		2,000
4740 **Equipment**		50,000
Total IT Management	**$**	**317,000**
Justice Court		
4300 **Professional & Contracted Services**		170,000
Total Justice Court	**$**	**170,000**
Legal Services		
4100 **Personnel Services**		99,124
4200 **Operating Expenses**		5,500
4300 **Professional & Contracted Services**		465,800
4600 **Miscellaneous Expenses**		250
Total Legal Services	**$**	**570,674**
Non-Departmental		
4510 **Insurance**		80,000
4600 **Miscellaneous Expenses**		423,750
6100 **Other Financing Uses**		1,954,588
Total Non-Departmental	**$**	**2,458,338**
Public Safety		
4300 **Professional & Contracted Services**		10,995,444
Total Public Safety	**$**	**10,995,444**
Public Works		
4100 **Personnel Services**		685,500
4200 **Operating Expenses**		11,500
4300 **Professional & Contracted Services**		3,561,250
4610 **Miscellaneous Expenses**		2,500
Total Public Works	**$**	**4,260,750**

General Fund Consolidated Budget cont'd.

Class B & C Road Funds		
4900 **Class B & C Road Funds**		1,700,000
Total Class B & C Road Funds	**$**	**1,700,000**
Total General Fund Expenses	**$**	**25,535,000**

General Fund
Fund Balance



Fund Balance Reserve

State Law Requires Municipalities to maintain at least 5% and no more than 25% of the General Fund in a reserve account.

		Reserve Amount	% of General Fund Budget
Fund Balance at the end of FY2017	**$**	**1,812,257**	34.18%
Additional Fund Balance added in FY2018	$	2,533,375	
Fund Balance at Beginning of FY 2019	**$**	**4,345,632**	24.18%
Projected Additional Fund Balance FY2019	$	(805,427)	
Projected Amount of UPD reserve Funds	$	676,026	
Projected Fund Balance at end of FY2019	**$**	**4,216,231**	15.98%
Projected Additional Fund Balance FY2020	$	204,588	
Projected Use of UPD Reserve Funds	$	(417,955)	
Projected Fund Balance at end of FY2020	**$**	**4,002,864**	**15.68%**

Capital Improvement Fund Revenue Budget



Capital Improvement Revenues

	FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% Change From Previous Year
CAPITAL IMPROVEMENT PROJECT FUND				
7100 **CIP REVENUE**				
7110 **Interest Earnings**	-	2,000	1,000	-50.00%
7120 **Transfer from General Fund**	-	3,150,000	1,750,000	-44.44%
Total CIP Revenue	**$ -**	**$ 3,152,000**	**$ 1,751,000**	**-44.45%**

Capital Improvement Fund Expense Budget



Capital Improvement Expenses

	FY 2017-18 Actual Expenses	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% Change From Previous Year
CAPITAL IMPROVEMENT PROJECT FUND				
Capital Projects Expenses				
8100 **Capital Improvement Projects**				
8110 General CIP	-	577,000	350,000	-39.34%
Pavement Preservation				
8120 Sidewalk Projects	-	2,000,000	355,000	-82.25%
4705 S.: 1380 E. - 1450 E.				
(Match Only)			*25,000*	
Jupiter Brockbank SW			*50,000*	
Misc. Repair - Overlays			*150,000*	
SW 50/50 Program			*50,000*	
SW Cutting (Trip Hazards)			*30,000*	
TAP 4500 S.: 1500 E. -				
Highland Drive South Side			*50,000*	
8130 Traffic Calming	-	25,000	100,000	300.00%
Misc.			*50,000*	
Signs			*30,000*	
Traffic Counters			*20,000*	
8140 Storm Drain	-	200,000	700,000	250.00%
Emergency CIP			*700,000*	
Masterplan				
8150 Active Transportation	-	50,000	150,000	200.00%
Match - Misc. Locations			*150,000*	
8160 Lighting	-	50,000	96,000	92.00%
8170 Other	-	250,000	-	-100.00%
Total CIP	**$ -**	**$ 3,152,000**	**$ 1,751,000**	**-44.45%**

MILLCREEK, UTAH
RESOLUTION NO. 19-16

A RESOLUTION OF THE MILLCREEK COUNCIL APPROVING APPOINTMENTS TO THE PLANNING COMMISSION

WHEREAS, the Millcreek Council ("*Council*") met in regular session on June 10, 2019, to consider, among other things, approving appointments to the Planning Commission; and

WHEREAS, Millcreek Code of Ordinances 19.05.020 provides that Members of the Planning Commission shall be appointed by the Mayor, with the advice and consent of the Council and it also provides that the appointment shall be by resolution of the Council; and

WHEREAS, the Mayor hereby nominates Skye Sieber and Victoria Reid as members of the Planning Commission; and

WHEREAS, the Council has given advice regarding the appointment of such members and hereby consents to such appointments; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety, and welfare of the citizens of Millcreek to consent to such appointments.

NOW, THEREFORE, BE IT RESOLVED that the Council consents to the appointments of Skye Sieber and Victoria Reid as members of the Planning Commission.

This Resolution shall take effect immediately.

PASSED AND APPROVED by the Council this 10th day of June, 2019.

MILLCREEK

_____
Jeff Silvestrini Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:

Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

MILLCREEK , UTAH
RESOLUTION NO. 19-17

A RESOLUTION OF THE MILLCREEK COUNCIL APPOINTING A BUSINESS LICENSE APPEAL AUTHORITY, ADMINISTRATIVE LAW JUDGE FOR CITY ENFORCEMENT ACTIONS, AND LAND USE APPEAL AUTHORITY

WHEREAS, the Millcreek Council ("*Council*") met in regular meeting on June 10, 2019, to consider, among other things approving a resolution appointing a business license appeal authority, administrative law judge for city enforcement actions, and land use appeal authority; and

WHEREAS, Millcreek Code of Ordinances §5.01.010 provides, among other things, that the Mayor appoint a person with the advice and consent of the City Council to hear appeals as provided in this Title 5 of the Millcreek Code of Ordinances ("Business License Appeal Authority"); and

WHEREAS, Millcreek Code of Ordinances §1.16.010 et seq. provides, among other things, that a responsible person served with a "city enforcement action" shall have the right to request an administrative hearing to an Administrative Law Judge ("Administrative Law Judge"); and

WHEREAS, Millcreek Code of Ordinances §19.05A.010 et seq. provides, among other things, that the Mayor appoint a person with the advice and consent of the City Council to hear land use appeals ("Land Use Appeal Authority"); and

WHEREAS, the Mayor has nominated Kenneth Brown to act as Business License Appeal Authorities, Administrative Law Judge, and Land Use Appeal Authority; and

WHEREAS, the Council has given advice for the appointment of Kenneth Brown and hereby consents to such appointments; and

WHEREAS, the Mayor has previously nominated Paul Nielson, Richard Catten, and Gary Sackett to act as Business License Appeal Authorities, Administrative Law Judge, and Land Use Appeal Authority and the Council has previously given consent for such appointments; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the residents of Millcreek to consent to such appointments and reaffirm such appointments.

NOW, THEREFORE, **BE IT RESOLVED** by the Council that Kenneth Brown be appointed as Business License Appeal Authority, Administrative Law Judge, and Land Use Appeal Authority and reaffirm the appointment of Paul Nielson, Richard Catten, and Gary Sackett as Business License Appeal Authorities, Administrative Law Judges, and Land Use Appeal Authorities.

This Resolution, assigned No. 19-17, shall take effect immediately upon passage.

PASSED AND APPROVED by the Council this 10th day of June, 2019.

MILLCREEK

ATTEST:

_____

Elyse Greiner, City Recorder

_____

Mayor Jeff Silvestrini

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

MILLCREEK, UTAH
RESOLUTION NO. 19-18

A RESOLUTION OF THE MILLCREEK COUNCIL SUPPORTING THE CENTRAL WASATCH COMMISSION

WHEREAS, the Millcreek Council ("*Council*") met in regular session on June 10, 2019, to consider, among other things, a resolution supporting the Central Wasatch Commission; and

WHEREAS, the central Wasatch Mountains provide extraordinary recreational, watershed, and economic development opportunities for Millcreek; and

WHEREAS, Millcreek has been integrally involved in the Mountain Accord and the Central Wasatch Commission in participating in and finding solutions for the many issues facing the central Wasatch Mountains; and

WHEREAS, Millcreek has contributed financially and through representation in the work to address watershed protection, resource management, lands designations and solutions through legislation, and transportation solutions that reduce congestion, protect neighborhoods, and find long-term approaches that benefit the people and businesses of Millcreek.

NOW, THEREFORE, BE IT RESOLVED that Millcreek will continue to participate in and support the work of the Central Wasatch Commission, including the pursuit and passage of Congressional legislation designating a conservation and recreation area, transportation solutions, and work with all jurisdictions and parties to serve residents, businesses, and future generations using the Central Wasatch Mountains.

This Resolution shall take effect immediately.

PASSED AND APPROVED by the Council this 10th day of June, 2019.

MILLCREEK

_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Greiner, City Recorder

Roll Call Vote:

Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

Minutes of the
Millcreek City Council
May 20, 2019
5:30 p.m.
Work Meeting

The City Council of Millcreek, Utah, met in a public work meeting on May 20, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Council Members
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Dwight Marchant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4

City Staff
John Geilmann, City Manager
Francis Lilly, Community Development Director
Elyse Greiner, City Recorder
Rita Lund, Communications & Programs Director
Laurie Johnson, HR-Finance Director
Kurt Hansen, City Services Director
John Miller, Public Works Director

Attendees: Scott Knudson, Bryce Miller, and Alan Feuerlein.

WORK MEETING – 5:30 p.m.
TIME COMMENCED: 5:31 p.m.

Mayor Silvestrini called the meeting to order.

1. Discussion Items

1.1 Discussion of Public Engagement App; Scott Knudson

Mayor Silvestrini said he invited Scott Knudson, Bryce Miller, and Alan Feuerlein to share the details of their public engagement app with the Council. Scott Knudson said the app is to power people in government with technology. He brought up the recent issue of the Cottonwood Mall site with Holladay and Ivory Homes. He said Holladay had over twenty public meetings, went seven months past their deadline, and over $1 million was expended. He said the attendance at those public meetings was about 300 people and they applauded the plan's compromises. Holladay's City Council made a unanimous vote to rezone that property though the public ultimately disapproved of the project by 57%. Knudson said his company was trying to help cities avoid complicated issues. Knudson and his team knocked on 200 Millcreek residents' doors and 79% said they would be more involved if Millcreek had an app. He said with an app, the people get education, engagement, and reporting. Knudson walked the Council through the app. Council Member Uipi asked if Knudson would support the content management or if it was something the City had to staff. Knudson said they would support the app, but Millcreek would manage the content. He said the City

would get dashboard tracking, downloads, analytics data, and continuous polling with relevant data. The users provide demographic and geographic information about themselves when creating an account and that account can only vote once in polls. Council Member Catten asked about integrating other systems that does polling to get more analytics. Knudson said their app only does the analytics for the polls it creates. Mayor Silvestrini said Millcreek has done amateur polling through the electronic newsletter but there is not a way to control multiple voting by a single person. Council Member Jackson asked how they would know if the people are registered voters. Knudson said they app could ask for drivers license information to verify the voter registration. Mayor Silvestrini asked about pricing and competition. Knudson said it would cost Millcreek $20-30,000 for the initial setup and $2-3,000 a month for maintenance.

Council Member Uipi asked what other cities the developers were contracted with and how the app messaging gets out to the public. Knudson said they are trying to create a form of communication to show that residents are heard. He said Millcreek is the first city they have reached out to and that they have been in business for about two months. Council Member Catten asked how this app was different than Facebook. She expressed concern about starting a resident following base in another platform instead of using the existing social media bases. Knudson said Facebook is unregulated and it is hard to verify how many people are looking at it. He said feedback through the app is more relevant. He said the problem with the Cottonwood Mall is that the minority was driving the feedback, there were relatively low numbers, and there was an uneducated audience. Council Member Catten said Nextdoor is used a lot in Millcreek and wondered what would make Knudson's app worth it as a City to invest in. The developers brought up that the app sends out push notifications. Mayor Silvestrini said an advantage of the app is getting one persons' feedback at a time and not the one angry person on Facebook who dominates conversations. Council Member Uipi brought up that she was not sure if Millcreek had an employee who had time to keep content fresh. The developers said they could help with content management. John Geilmann recommended the developers set up an appointment with city staff to go over specifics of the app.

1.2 Strategic Planning; Laurie Johnson, HR-Finance Director

Laurie Johnson reviewed the strategic plan document she distributed to the Council and asked for feedback. She asked the Council if they had thought about any other strategic priorities other than those in the General Plan. She said the budget should tie to the strategic plan and at the end of the year the Council could see what was accomplished. She provided a list of strategic plan projects, which included: business license fee study, Central Wasatch Commission membership, City Center Master Plan, community council support, community reinvestment area creation, emergency management CERT training, financial management software implementation, Jordan River Commission membership, lobbyist efforts, Millcreek Arts Discovery project, Millcreek Business Council, Millcreek Youth Council activities, Promise Program support, public works operations feasibility study, Sustainability Coordinator support, Transportation Master Plan, Utah League of Cities and Towns membership, Utah Venture Out activities, and website update. She asked the Council to put the listed items under the seven General Plan themes of Great Connections, Outdoor Lifestyle,

Enriched Culture, Vibrant Gathering Places, Thriving Economy, Health & Environment, and Unique Neighborhoods. The Council took time to write projects under the themes on poster board. Francis Lilly said that the Wasatch Front Regional Council had only seen one city tie the General Plan to the budget and said it spoke well of Laurie Johnson.

Council Member Marchant brought up community communication/outreach under Great Connections. Council Member Marchant suggested putting projects that touch all the seven priorities as a separate category, as the highest priority, like the City Center Master Plan. He said engagement and facilitators are unique and are separate from the categories and engagement should be anyway Millcreek outreaches. Johnson said there could be an engagement category with goals and strategies. Mayor Silvestrini said Millcreek is highly engaged and involved. Council Member Jackson brought up that outreach requires money. Johnson said engagement should be identified because it is spelled out in the City's Vision Statement, which says; "Millcreek is a diverse community where residents and businesses are empowered to respectfully engage and interact with each other in governance and volunteerism to maintain a fiscally responsible, environmentally sustainable City that provides a 'welcome home' feeling to everyone – past, present and future." Mayor Silvestrini said the category should be called, "Engaged Community" to be in line with the existing themes. Items the Council added to the list were storm water, Parks Master Plan, and RCOZ & FCOZ permitting. Council Member Uipi said she would like to see updates or progress reports on the various plans.

1.3 Mayor and Council's Discretion on Discussion Topic

Council Member Marchant said he received a notice in the mail from the Salt Lake City Public Utilities department about upcoming public hearings. He showed the Council a picture of the corner of his street where the utility company tore up the street and did not repair it. Mayor Silvestrini recommended he go speak about it at the public hearing and said Millcreek needs better representation with Public Utilities. John Miller said the leaks are not planned and asphalt can only be laid at certain times during the year. He said small repairs are not cost effective for contractors to do. Miller said he does not have teeth with the complaints about roads. Mayor Silvestrini recommended bumping up efforts in communicating dissatisfaction with them. Council Member Jackson said Millcreek pays 30% more than Salt Lake City residents for water. Mayor Silvestrini said Salt Lake City Public Utilities needs to file for an excavation permit so that staff can make sure the permits get closed properly.

Mayor Silvestrini said Millcreek has been having boundary adjustment discussions with Salt Lake City and one of the areas discussed is the area that runs through Millcreek's proposed city center (Miller Avenue). Council Member Marchant asked if Salt Lake City would consider the roundabout on 2300 E. as part of the negotiations. Miller said the current maintenance of the roundabout is between the County and UDOT. Miller said if the Council wanted a great connection with a pleasing entry into the City, then the City should acquire it. Mayor Silvestrini said Millcreek and Salt Lake City talked about a process for identifying parcels that are split between cities and rectifying those situations. Mayor Silvestrini said Millcreek

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needs Miller Avenue in the city center. He asked what the Council was willing to agree to to get that commitment. Council Member Jackson said the Salt Lake City Council wants the assurance that Millcreek will not bring legislation to the State about Brickyard before they give Millcreek anything. Mayor Silvestrini said he would meet with Salt Lake City officials again at the end of June with points for a memorandum of understanding. Council Member Uipi wondered if there would be joint messaging to residents from both cities.

John Miller said Neff's Creek flooded on Friday through the old channel and a house was flooded. He said crews did a good job taking care of it. He said logs acting like a bridge were blocking the channel which created the diversion. Rita Lund said water lines broke, which caused the flooding, she was not sure the creek caused the flooding at the house. Lund said the new FEMA floodplain map will come out this year. Mayor Silvestrini said the driveways in the Olympus Cove were sandbagged by the emergency management staff. Mayor Silvestrini said it would be a good communication tool to educate residents that flooding is possible in Mt. Olympus. Lund said she could do a mailing to the neighborhood or do an open house to encourage people to buy flood insurance. She said when the map comes out, the insurance will be more expensive. Council Member Jackson said Millcreek should highlight that because Millcreek is a city, there was an emergency management team able to work on the problem. Council Member Uipi asked for better notification to the Council about emergency issues. Geilmann said flood management is under the County's auspices. Lund clarified that the new FEMA map is out, but it has not been published yet though it would be this summer. Mayor Silvestrini said the map would also affect what residents can build.

Mayor Silvestrini said he had been to more meetings on the County public works contract. The County came out with a feathered plan to defer the additional increase over three years. He met with Taylorsville and Holladay and they uniformly decided to not do a three-year contract with the County for services. He said they will sign a one- year contract with the additional $1 million increase. The Millcreek Council had authorized a study to look at other public works service options. The other two cities will be part of that study and they want it to be done by an operations person. The cities are not ready to buy into the additional County contract amount until it is known what it accounts for. Miller said the proposal did not include cuts from the original, just the implementation of the proposed cost. Mayor Silvestrini said there is a break down of the operation component of the budget but not the administration. Miller said the Municipal Services District (MSD) is increasing what they are spending, and the cities are paying for it. Laurie Johnson recommended looking at hiring a combination of proposers from the RFP. Mayor Silvestrini said there needs to be a balance of who is involved in the study.

Mayor Silvestrini said the Unified Police Department (UPD) is trying to figure out the $1.1 million shortfall in revenue in the budget. He said there are two more DEA officers county-wide. He said Millcreek is in a position to put another $1 million towards the UPD contract to give the officers an increase to remain competitive and cover Millcreek's portion of the revenue shortfall. Council Member Jackson asked if other cities are able to do the same. Mayor Silvestrini said Holladay will look at a

tax increase, the Taylorsville Mayor wants to do a 10.5% increase in compensation, and he did not know about Midvale. Midvale recently laid off their building department and code enforcement to contract the work out. Midvale will stay with UPD. The Department is concerned about losing qualified officers without increasing salaries. Mayor Silvestrini said he has been urging the Sheriff to decrease the regional pooled services part to right-size the Department and increase officer compensation. The UPD Finance Committee recommended the State Auditor be involved.

Mayor Silvestrini said he and the City Manager would go to San Francisco in June to get a bond rating for Millcreek.

Kurt Hansen showed the Council an email from Salt Lake City and an image of a park strip that needed to be maintained. John Miller said the park strip was in Salt Lake City's right-of-way and they are responsible for the maintenance of it.

1.4 Discussion of correspondence and/or future agenda items

Council Member Catten said she would miss the Council meeting on May 28th and Council Member Marchant said he would miss the meeting on June 10th. The Council decided to cancel the work meeting on June 17th.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:37 p.m. Council Member Catten seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.

APPROVED: _____ Date
Jeff Silvestrini, Mayor

_____
Attest: Elyse Greiner, City Recorder

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Minutes of the
Millcreek City Council
May 28, 2019
5:30 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 May 28, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Council Members
Jeff Silvestrini, Mayor
Silvia Catten, District 1 (excused)
Dwight Marchant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4

City Staff
John Brems, City Attorney
John Geilmann, City Manager
Elyse Greiner, City Recorder
Rita Lund, Communications & Programs Director
Laurie Johnson, HR-Finance Director
Kurt Hansen, City Services Director
Francis Lilly, Community Development Director
Erin O'Kelley, Planner
Blaine Gehring, Planner

Attendees: Marv Poulson, Richard Hansen, Paula & Gary Fox, Mark Snow, Diane Wenzl, Amber Wilson, Sandra Coffman, Lupe Jimenez, Herbert Jimenez, Angela Kirsling, Lou Kirsling, Brandi Southard, Ella Loveland, Steve Schaller, Shaura Cole, Bill & Pauline Knutson, Nicole Handy, Grant Handy, Robert Mallinckrodt, Officer Justin Zabriskie, Lt. Mitchell, and Officer Easton Story.

WORK MEETING – 5:30 p.m.
TIME COMMENCED: 5:31 p.m.

Mayor Silvestrini called the meeting to order. He said the Council would not act on the first reading items nor take public comment on them.

1. **First Reading:**
   a. **ZM-19-001, Rezone from R-2-10 to R-1-5 at 4277 S. 500 E.; Erin O'Kelley, Planner**
   Erin O'Kelley said the applicant would like to rezone the property to create another buildable lot for a single-family home. The surrounding properties are zoned R-2-10 with a mix of single-family dwellings and duplexes. The proposed lot widths for this project are roughly 50 feet which would be in compliance with the R-1-5 zone, but it does not meet the R-2-10 requirements. O'Kelley showed the Council a site plan of the property. She said the proposed zone would allow a 25-foot lot width and a 20-foot front yard setback. The Millcreek Future Land Use map classifies this property as Neighborhood 1; the least dense classification with a range of density/scale of 1-6 units. O'Kelley went through questions

found in the General Plan pertaining to this project and found that the rezone met all requirements. At their meeting on February 5, 2019, the Millcreek Community Council recommended that the proposed rezone be approved in accordance with the exhibits in the staff memo. Staff received one neighborhood comment from a property south east of the applicant. The neighbors were not opposed to the project and had no complaints or concerns to offer staff. The Planning Commission recommended approval of the proposed rezone. Staff recommended that the rezone not be subject to a development agreement. Based on the similarities in regulation between the current zone R-2-10 and the proposed zone R-1-5, staff felt including a development agreement in this rezone would be an unnecessary burden to the applicant. The goal of the rezone is to allow the new single-family home to be owner-occupied. The owner can currently build another unit on the property, but it would not be eligible for owner occupancy. Staff felt that a development agreement would be too restrictive in this circumstance. Staff did not identify any concerns with the proposed rezone, recommended the finding that the proposed rezone is compatible with the Millcreek General Plan, and recommended the finding that the proposed development with the rezone is compatible with the surrounding neighborhoods.

b. ZM-19-007, Rezone from R-1-8 to R-1-6 at 3125 S. 2300 E.; Erin O'Kelley, Planner

Erin O'Kelley said the property currently has two single family homes, one of which has fire damage and has not been used since. This property is designated as Neighborhood 1 in the General Plan. Under the City's adopted flag lot policy, a property in the R-1-8 Zone is required to have 20,000 square foot minimum to subdivide and create a flag lot. With this rezone approval, the applicant would be able to take a nonconforming lot and make it conform to current City ordinances. At their meeting on May 1, 2019, the Canyon Rim Citizens Association voted unanimously to recommend approval of the rezone not subject to a development agreement. At their meeting on May 15, 2019, the Planning Commission voted to recommend approval of the rezone not subject to a development agreement.

Mayor Silvestrini asked about access to the east lot. O'Kelley said there would be an access easement to it. Lilly added that he has talked to a lot of people about the property who wanted to keep the non-conforming use. He said he liked this application because it conforms with the use.

c. ZM-19-008, Rezone from R-1-8 to C-2, Subject to a Zone Condition Limiting Uses to Public and Quasi-public Uses at 3608 S. Jupiter Drive; Francis Lilly, Community Development Director

Francis Lilly said Unified Fire Station 112 at 3608 S. Jupiter Drive is in dire need of reconstruction. The General Plan identified it as a necessary project. The Unified Fire Authority would prefer to rebuild the station on site. In order to accommodate a modern fire station with a modern footprint, the property would need to be rezoned to C-2 to allow a zero-lot line on the west property line with the Olympus Hills Shopping Mall. Lilly did not recommend a development agreement, but a zoning condition that the use remain public or quasi-public. Mayor Silvestrini said as the Chair for the Unified Fire Service Area (UFSA), there is an urgent need to replace the station because it is falling apart. The station serves parts of Holladay, Parley's Canyon, and Millcreek Canyon and it is important for the City to have a fire station east of I-215 for emergency disaster purposes. He said all the currently facilities of the station are inferior. The new station will be smaller and less imposing. UFSA owns the property and the rebuild would be within budget. Mayor

Silvestrini said the owner of the Olympus Hills Shopping Center did not object to the reduced setback. The Mt. Olympus Community Council and Planning Commission recommended approval of the rezone. There were two residents who inquired about the application but did not have problems with it.

d. ZM-19-010, Rezone from C-2 to R-1-6 at 3244, 3260, 3261, 3273, 3280, and 3290 S. 1000 E.; Blaine Gehring, Planner

Blaine Gehring said there are six single-family homes located north of 3300 South on 1000 East which are zoned C-2. Under the C-2 zoning, these homes are considered legal non-conforming because the current C-2 Zone does not allow single-family dwellings as a permitted or conditional use. Millcreek is seeking a rezone of the properties to align their use with the zone. Adjacent uses include single family homes in the R-1-6 Zone and commercial uses in the C-2 Zone. The homes were built between 1921 and 1947 according to the Salt Lake County Assessor's records. Based on official Salt Lake County zoning maps and ordinances, these properties were zoned C-2 in 1953 with single-family dwellings a permitted use. By 1965, the zoning ordinance had changed, and single-family dwellings were no longer a permitted or conditional use in the C-2 Zone. These homes have been legal non-conforming uses since at least 1965 because of the change in the zoning ordinance. This rezone came to the attention of city staff during the General Plan open houses and hearings. The future land use map in the General Plan calls for these specific properties to be Neighborhood 1, which is single family residential. At their meeting on May 7, 2019, the Millcreek Community Council recommended approval of the zone change by unanimous vote. Staff recommended approval of the zone change. No development will occur, so it will not be subject to a development agreement. At their meeting on May 15, 2019, the Planning Commission voted to send a favorable recommendation to the City Council to approve the rezone request. The public in attendance at the Planning Commission meeting spoke in favor of the rezone.

Mayor Silvestrini said he spoke in favor of the rezone at the Planning Commission meeting. He said the rezone was a promise to people who were involved in the community reinvestment area and with the blight study. He said there is a height transition required between commercial properties and residential properties, so these properties would not benefit from the height transition if something were to be redeveloped on 3300 S. while being zoned C-2. Mayor Silvestrini said he made a commitment to those residents that he would assist with a city-sponsored rezone. The residents that were affected signed a petition in agreeance with the rezone.

e. GP-19-001, City Center Master Plan; Francis Lilly, Community Development Director

Francis Lilly said the proposed city center is between Richmond (1300 E.) and Highland Drive and Elgin Avenue and 3400 South. He highlighted that the idea of the center in this location came from the Wasatch Choice 2050 Plan, which is a regional planning effort to project and anticipate where growth might occur while being economically conservative and as effective as possible with a transportation investment. The 2050 Plan identified the proposed city center area as a town center. The current demand for mixed-use, commercial, and multi-family projects is a product of the success of market absorption. Millcreek has iconic buildings and uses that go back decades, so people have seen this area as a gathering place. The planning efforts were an attempt to address existing market forces. Staff wants

to be proactive in transportation choices, complete streets, and a vibrant, active, mixed-use center. The City Center Master Plan will create a walkable urban space that is iconic. There will be multiple spaces between 1300 E. and Highland Drive, including a long linear park (Mill Park) that will be the focus of the City's investment. The investment will be in the form of utilizing projected revenues off of tax increment financing to fund a public open space. That open space will be along the fault line, where building is not allowed, and it will create an amenity and open gathering space for the whole city. The fault line creates opportunity for focal point parkway and a link to the McClelland Trail in Salt Lake City. Lilly showed the Council a building rendering and said elements of a future code will include active ground floor uses, step backs as necessary to preserve view corridors, and a store front width maximum.

The City Center Master Plan contemplates civic and public gathering spaces. Lilly mentioned that movies could be broadcasted on the back of the Villa Theatre. The Plan should create an engine of population and tax base to help keep taxes low for Millcreek. The conservative estimate is that the Plan anticipates 1,300 new residential units and 580 potential employees, an additional annual tax revenue of $102,000 specifically to the City, and 40,000 square feet of retail and 100,000 square feet of office space. The design should support transportation alternatives. There will be a new 3-lane design for Highland Drive that promotes pedestrian safety. The Plan will also respect surrounding existing neighborhoods by promoting height transitions and protecting view corridors.

Lilly said the guiding principles for the City Center Master Plan are: that it should emphasize walkability, and minimize internal traffic and parking demand; should include municipal property owned by the City and designated for public use; the design should represent the City in ways that are distinctive from other cities and unique to Millcreek; and should emphasize culture, art, ideas, and interaction between citizens. Lilly said the implementation goals are to adopt a code that impose design standards, a light form-based code approach, create a temporary gathering place, assemble property for the Mill Park open space, and complete the Highland Drive/Mountair streetscape.

Mayor Silvestrini asked about there being more public engagement on the Mountair streetscape. Lilly said the architect consultant will lead the design based on the feedback previously provided. Mayor Silvestrini said the consultant should have engagement at the front-end and engagement on the plan they come up with. Lilly said before the consultant goes through the design development phase, they will solicit more feedback. He said the scope is small enough to not do an RFP and he would work with Oak City Design who has done work previously for the City in the area. John Brems said city ordinance does not require an RFP for professional services. Mayor Silvestrini mentioned that the Gunn Avenue projects developers bought the Mountair streetscape property and gave it to the City with an additional $100,000 for maintenance.

Lilly said staff was receiving applications for significant projects in the area and they wanted to harness that energy to create something of value for the community. The community councils all recommended approval of the City Center Master Plan, three of which had unanimous votes, but the Millcreek Community Council had a 10-3 vote. Those opposed expressed concern that the City was moving too fast on the plan and had concerns about traffic and density. Lilly said their questions would exist without the Plan and that

the Plan is a proactive attempt to get ahead of those concerns. Staff has asked developers to wait until the Plan is adopted to develop. Lilly said the Planning Commission's recommendation for approval of the Master Plan was unanimous with the following findings: 1) The Proposed City Center Master Plan creates a framework to implement the General Plan Goal to establish the City Center as the City's hub of commerce, governing, innovation, entertainment, art and culture. 2) The City Center Master Plan establishes standards for building heights and designs that promote an iconic, walkable community and that respect surrounding neighborhoods. 3) The City Center Master Plan establishes street standards that advance the General Plan goals for active transportation, walkability, and bikeability. 4) Implementation of the City Center Master Plan will result in the creation of a significant urban park that will be a benefit to existing and future residents and be a legacy for the community.

Mayor Silvestrini said the Council was considering whether to adopt a plan or not. The development and density this area currently allows are only affected by the Plan by reducing the height that would potentially be allowed. He said staff was not coming up with a plan that increases density but one that potentially reduces it. He said allowing redevelopment to happen in the area without a plan would be haphazard and the City would miss out on possible amenities. Mayor Silvestrini rhetorically asked if Millcreek should have a plan or not and if this plan was a good one. He said Millcreek has engaged with the public repeatedly on this concept and it has been vetted extensively by the Millcreek public.

2. Reports from Millcreek Staff

Rita Lund said Venture Out was coming up and a new printed newsletter would be coming out. She mentioned that the newsletter paper is thicker and cost more because she had to use another printer. This paper would cost $1,500 more per issue but would come with additional pages. She mentioned that there would be a crossing guard appreciation luncheon the next day. The Millcreek Community Council car show would be June 8th.

Lund said there were meetings taking place on the Parleys Interchange Environmental Impact Statement with UDOT. There will be meetings with specific residents, businesses, and the general public. Mayor Silvestrini said the interchange reconfiguration has more room on the west side of I-215 so there can be a fly over bridge, and it will be done without taking any houses on Wasatch Boulevard. Part of one yard will be condemned, but the impact has been severely mitigated. UDOT will also be preserving the Parley's Crossing trailhead and the alignment of Wasatch Boulevard. Lund said that the Valley Street culvert would have a road closure to work on repairs. She said she was also working on getting information to residents in the new FEMA floodplain area and will have an open house about it.

3. Discussion of agenda items, correspondence, and/or future agenda items

Mayor Silvestrini said he circulated a letter to the Council that was written to Sheriff Rivera after meeting with the mayors of Taylorsville, Holladay, and Midvale, the cities' managers, and finance staff. He said in reviewing the Unified Police Department's (UPD) budget proposed by the Sheriff, there were a couple of issues. He said some cities would have financial distress with how the budget was proposed. The budget contemplated a 2% cost of living adjustment, a 2.5% merit increase, and a 4% market adjustment. The market study performed for UPD showed that salaries significantly trail those of other police departments in

the Salt Lake valley; UPD was in the bottom half. They have heard about wage increases discussed by other departments in the valley. Mayor Silvestrini said UPD would have a fund balance, but it would not be accounted for in normal standards. He said things were not as dire as he previously reported. He said Midvale is struggling to meet the Sheriff's budget request. It is of the opinion of the four cities, that given the departure of Herriman and Riverton, there were not enough cuts in shared pooled services. They felt that further cuts needed to be made in pooled services to be able to increase officer compensation. He said Millcreek is fortunate to have additional funds to apply towards the UPD contract. He had conversations with Sheriff Rivera about the budget and there will be a meeting about it on June 4th. Mayor Silvestrini said all four cities are firmly committed to staying in the Unified Police Department and they are entitled to have role in designing the structure of the department.

Council Member Marchant thanked Mayor Silvestrini for his collaboration and leadership. He expressed concern about cities exiting UPD and losing the strength of shared services. He asked if UPD was subsidizing the cities on shared services that are not with them. Mayor Silvestrini said every police agency in the State has a mutual aid agreement to help each other, but that aid is temporary. Midvale presented budget numbers over time which showed that when they joined UPD, the bill for pooled regional services a year was around $1 million but it has gone up to $3 million. Mayor Silvestrini said cities are paying 32% for pooled services. The cities do want shared services because of economies of scale achieved. Council Member Uipi said she has spoken with people who speak highly of Mayor Silvestrini's leadership. She asked how many UPD officers could retire today and if there was a succession plan to train new officers. Mayor Silvestrini said there is a significant number of officers who could retire. He mentioned that UPD would try to relocate current positions so there would not be layoffs and try to look at a solution that does not include demotions. He said he was trying to balance everyone's needs. Council Member Uipi asked about gaging officer morale. Mayor Silvestrini said the police department is an organization that is highly structured by rank and he wants to appropriately observe that chain of command. He said he has been talking to the labor group and the precinct Chief. He wants to do the right thing for morale without overstepping his position on the UPD Board.

John Geilmann said he did not have any updates on the public works contract with Salt Lake County. Mayor Silvestrini said he met with representatives of Holladay and Taylorsville and they came up with a common set of objectives. The first option is to stay with the County at an affordable rate and not have feathered adjustments. The three cities will move forward with a study of public works services which will show other options of whether the cities should start their own department or share services through an interlocal agency. Mayor Silvestrini said there was not favor for creating a local district. Geilmann said the draft RFP has been distributed to the other cities for review, but staff had not heard back.

Council Member Jackson moved to adjourn the work meeting at 6:39 p.m. Council Member Marchant seconded. Mayor Silvestrini called for the vote. The motion passed unanimously.

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REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:05 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

Mayor Silvestrini called the meeting to order and a scout from Troop 202 led the pledge of allegiance.

1.2 Unified Police Department Officer of the Month for April 2019 and Special Awards Presentation

Mayor Silvestrini said there were special presentations for members of the Unified Police Department (UPD) Millcreek Precinct. He said he attended the Sheriff's award banquet where awards were given to Millcreek Officers and he wanted to recognize the officers. The first was Officer Justin Zabriskie who helped deliver a baby without complications. Mayor Silvestrini said he exemplified values of the UPD. Mayor Silvestrini said Officer Jeff Nelson was awarded a Sheriff's star because he and two others played a crucial role in stopping an armed burglary. Officer Nelson is currently in Afghanistan for military service and was unable to attend the meeting. Officer Tracy Creno, also unable to attend the meeting, was awarded a Sheriff's star for the same incident as Officer Nelson and one for a domestic violence call in which she took command of the situation and helped save the life of one of the two victims.

Lt. Mitchell announced Officer Easton Story as Officer of the Month for April 2019 and then read a letter to the Council from a grateful citizen that appreciated the wellness check that Officer Story conducted. Mayor Silvestrini said the citation written by a resident is what Millcreek wants to see. The Citizens Advisory Board presented Officer Story with a gift.

1.3 Public Comment

Marv Poulson, 3631 Carolyn Street, asked who the audience was for the Millcreek website. The Council responded that it is for the public. He then passed out handouts from the website to the Council. He pointed out confusion of the meeting agenda and packet posted on the website. He asked for the prefix of the agenda item to be added to the listed files. He also expressed concern over the word, "packet." Council Member Uipi thanked him for bringing the item to the Council's attention.

2. Business Matters

2.1 Discussion and Consideration of Ordinance 19-18, Adding Code Chapter 2.11 Regarding Election Code

John Brems said the ordinance was for a Millcreek election code. Mayor Silvestrini said the County runs the City's elections, but the election standards were not codified in Millcreek's code. This ordinance calls for a candidate filing fee of $50, but a waiver is available if the candidate collects 50 signatures on a petition. Council Member Jackson requested that the petition signature requirement for those running for a council seat collect signatures from residents who reside within that district.

Council Member Uipi moved to approve item 2.1 with the amendment to the petition of signatures that the residents be within that district or something similar to that. Council

Member Jackson seconded. The City Recorder called for the vote. All Council Members voted yes. The motion passed unanimously. Mayor Silvestrini excused Council Member Catten from the meeting.

2.2 Discussion and Consideration of Ordinance 19-19, Amending Various Sections of Code Replacing All References to Fee or Fees and a Dollar Amount to Reference a Consolidated Fee Schedule and Other Matters

Mayor Silvestrini said the ordinance was to simplify code to reference fees in one place. He mentioned that Millcreek had commissioned a fee study for business license fees, so those amounts would change. Laurie Johnson said the department heads have updated the fee schedule to better meet the needs of Millcreek. Council Member Jackson asked about the building permit fees. Johnson said the City Services Department updated the fees inherited from the County. Kurt Hansen said staff has not changed every fee but clarified the fee schedule and changed a couple that were not taking care of the services provided. He said when someone builds a new building, there is a valuation put on it. The building valuation table is nationally published by the International Code Council twice a year and it was incorporated into the Millcreek fee schedule by reference.

Council Member Uipi moved to approve item 2.2. Council Member Marchant seconded. Mayor Silvestrini thanked Kurt Hansen for referencing national standards. **The City Recorder called for the vote. All Council Members voted yes. The motion passed unanimously.**

3. Reports

3.1 Mayor's Report

Mayor Silvestrini said there was a free land use course available for staff, the Planning Commission, and the community councils offered by the Utah League of Cities and Towns in Taylorsville that coming weekend. He said he has had ongoing budget discussions with Sheriff Rivera and will be meeting with her on June 4th. He said staff is continuing to work on negotiations with Salt Lake County on the public works contract. He said there has been talk from advocates on installing a bicycle skills park in the Mt. Olympus Park. The organizers have approached the Salt Lake County Parks Department, Millcreek, and Holladay.

3.2 Reports of City Council Members

Council Member Uipi attended the Olympus High School grade reconfiguration meeting and it went well. Mayor Silvestrini said the Granite School District is opening it up to recommendations from the school community councils. Council Member Uipi said she would be meeting with the Millcreek community councils at 4:00 p.m. on June 10th. Mayor Silvestrini said there have been issues with their expenditure of public funds provided by the City. Staff will educate the community councils about charitable contributions. Council Member Uipi said all the organizations who are provided funding from the City are treated the same.

3.3 Staff Reports

John Geilmann said the engineering department wanted to remind the Council about the three Rs followed by a P; Rain, Roads, and Ruts followed by Patience. He said it has been a wet spring and the water is getting under the asphalt, which creates more ruts. He

said it has not been warm enough and there has not been enough time to fix those things. He asked for the public's and Council's patience. Mayor Silvestrini said the scope of work within the budget will be reduced due to the snowplowing expenses this year. Mayor Silvestrini said there was recently a substantial flooding event. A mile up Neff's Canyon there was a diversion point and logs across the creek created a blockage and caused the creek to jump back into its original channel which is where homes are now. City staff worked to resolve the issue with County staff. He thanked the Church of Jesus Christ of Latter-Day Saints for filling sandbags. He said the creek had since been put back into its regular channel. The Olympus Cove area is in a floodplain. Rita Lund said the sandbags are still in place and encouraged residents to move them away from their driveways instead of driving over them until they have been picked up.

3.4 Unified Police Department Report

Sergeant Jared Nichols introduced Detective Thompson as Detective Bettina Allen's replacement in the Community Oriented Policing Unit since she went to patrol. He said in the month of April during the last five years, calls have gone up and cases have stayed the same. In that same time frame, he said the citations have increased by a lot because officers have been more proactive. Sgt. Nichols went over the crime review trends over the last five years during the month of April, which included: a 1% increase in assault, 11% decrease in burglary, 10% increase in family offense, no change in homicide, a 17% decrease in kidnapping, a 7% decrease in larceny, a 58% decrease in robbery, a 50% increase in sexual offenses, and a 32% decrease in stolen vehicles. He said the National Take Back Day for prescription drug disposal was on April 27th. The UPD did bar checks and all businesses were complying with code. They also did an Eliminating Alcohol Sales to Youth (EASY) check and 1 of 22 businesses was in violation.

3.5 Unified Fire Authority Report

There was no report.

4. Consent Agenda

4.1 Approval of May 13, 2019 Work Meeting and Regular Meeting Minutes

Council Member Uipi moved to approve the May 13th work meeting and regular meeting minutes. Council Member Jackson seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.

5. New Items for Subsequent Consideration

There were none.

6. Calendar of Upcoming Events

- Mt. Olympus Community Council Mtg., 6/4/19, 6:00 p.m. at 3450 E. Oakview Dr.
- Millcreek Community Council Mtg., 6/4/19, 6:30 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 6/5/19, 7:00 p.m. at 2375 E. 3300 S.
- East Mill Creek Community Council Mtg., 6/6/19, 6:30 p.m. at 2266 E. Evergreen Ave.
- City Council Mtg., 6/10/19, 5:00 p.m. at City Hall
- Planning Commission Mtg., 6/19/19, 5:00 p.m. at City Hall

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Mayor Silvestrini went over the calendar of events and said there would not be a Council work meeting in June.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:57 p.m. Council Member Marchant seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.

APPROVED: _____ Date
Jeff Silvestrini, Mayor

_____
Attest: Elyse Greiner, City Recorder

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