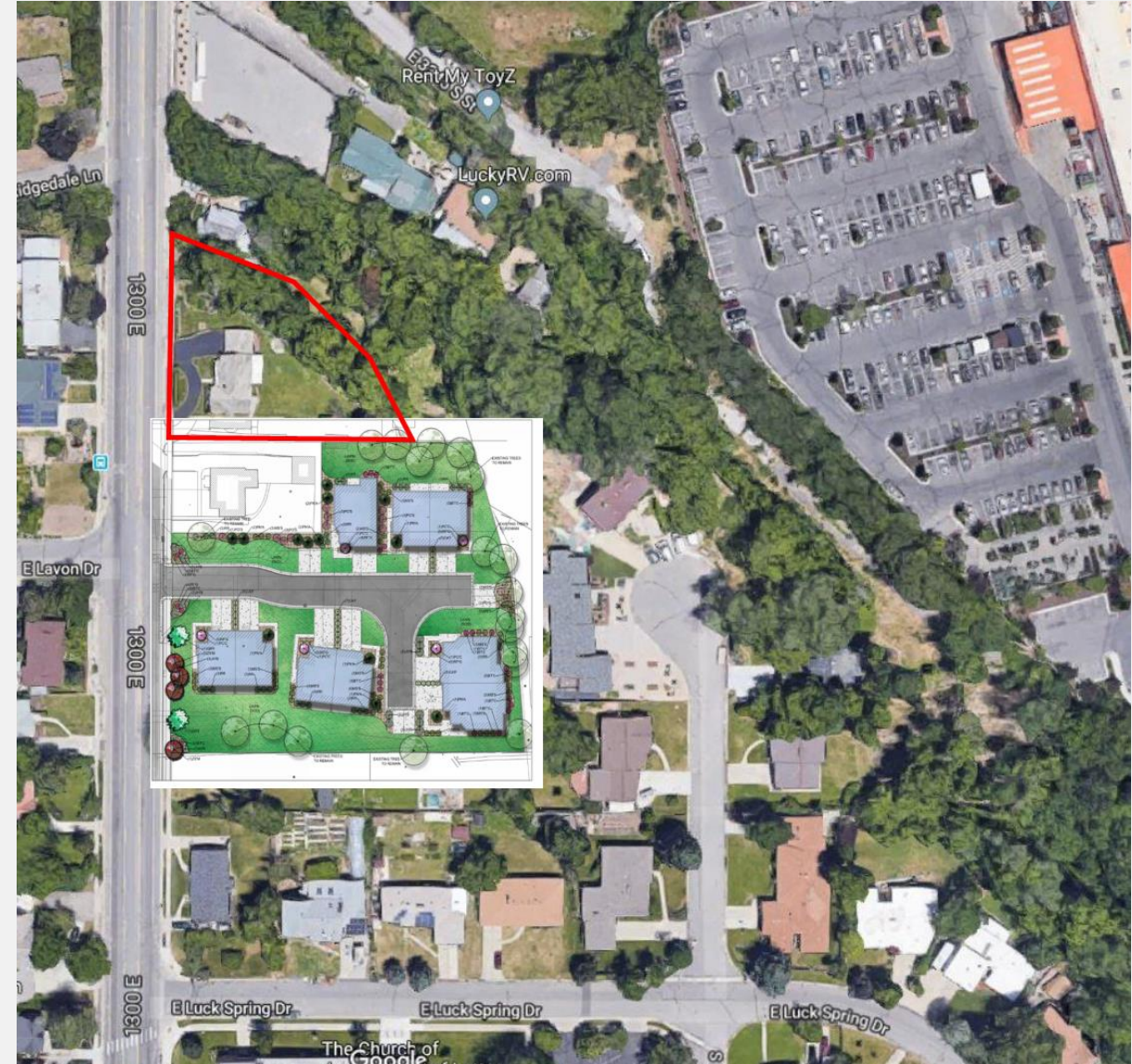
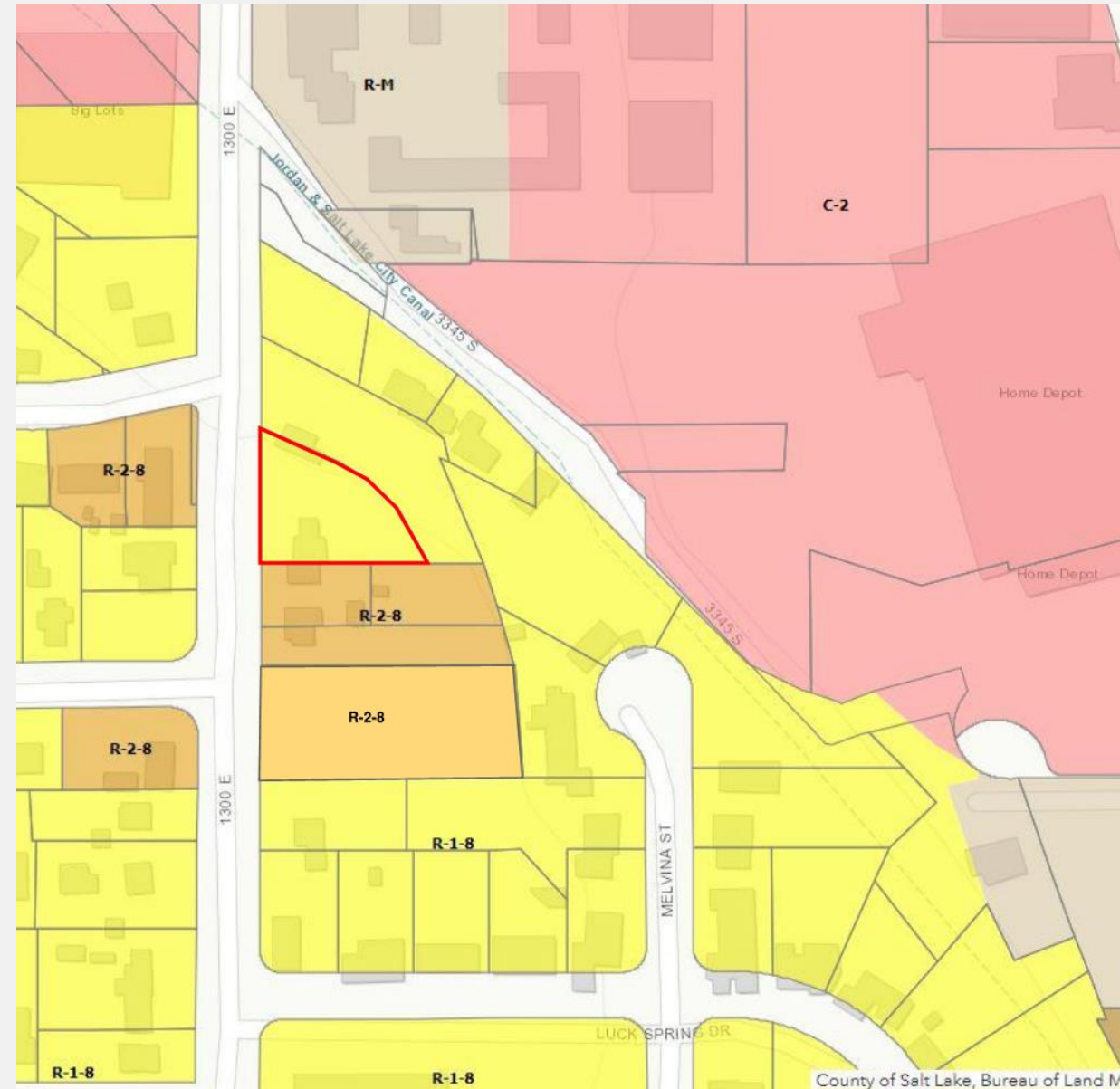


***REZONE FROM
R-1-8 TO R-2-8
3419 S. 1300 E.***

Jake Wright of Brad Reynolds Construction is seeking to rezone property located at 3419 South 1300 East from R-1-8 to R-2-8 to facilitate construction of a new duplex. The subject property is a .38-acre parcel with a single family home on it. It is adjacent on the south to a new planned unit development by Brad Reynolds Construction. There is an existing single family home between the subject parcel and the PUD.



Currently the subject property is zoned R-1-8 and is located adjacent to R-2-8 Zoning to the south and across the street on 1300 East and adjacent to R-1-8 Zoning on the east and west. The property has an existing single-family dwelling located on the premises which will be demolished to allow for a new duplex.



**Brad Reynolds
Construction would like to
build a duplex on this
parcel similar to those in
the PUD. (It will not be
part of the PUD.)**

Exhibit B



The Planning Commission sends a favorable recommendation to the City Council for rezone ZM-19-014 from R-1-8 to R-2-8 at 3419 S. 1300 E. with a development agreement with the following condition:

1. Each unit shall have similar appearance, with slight variance of color and material to the units in the adjacent Planned Unit Development known as The Meadows of Millcreek.

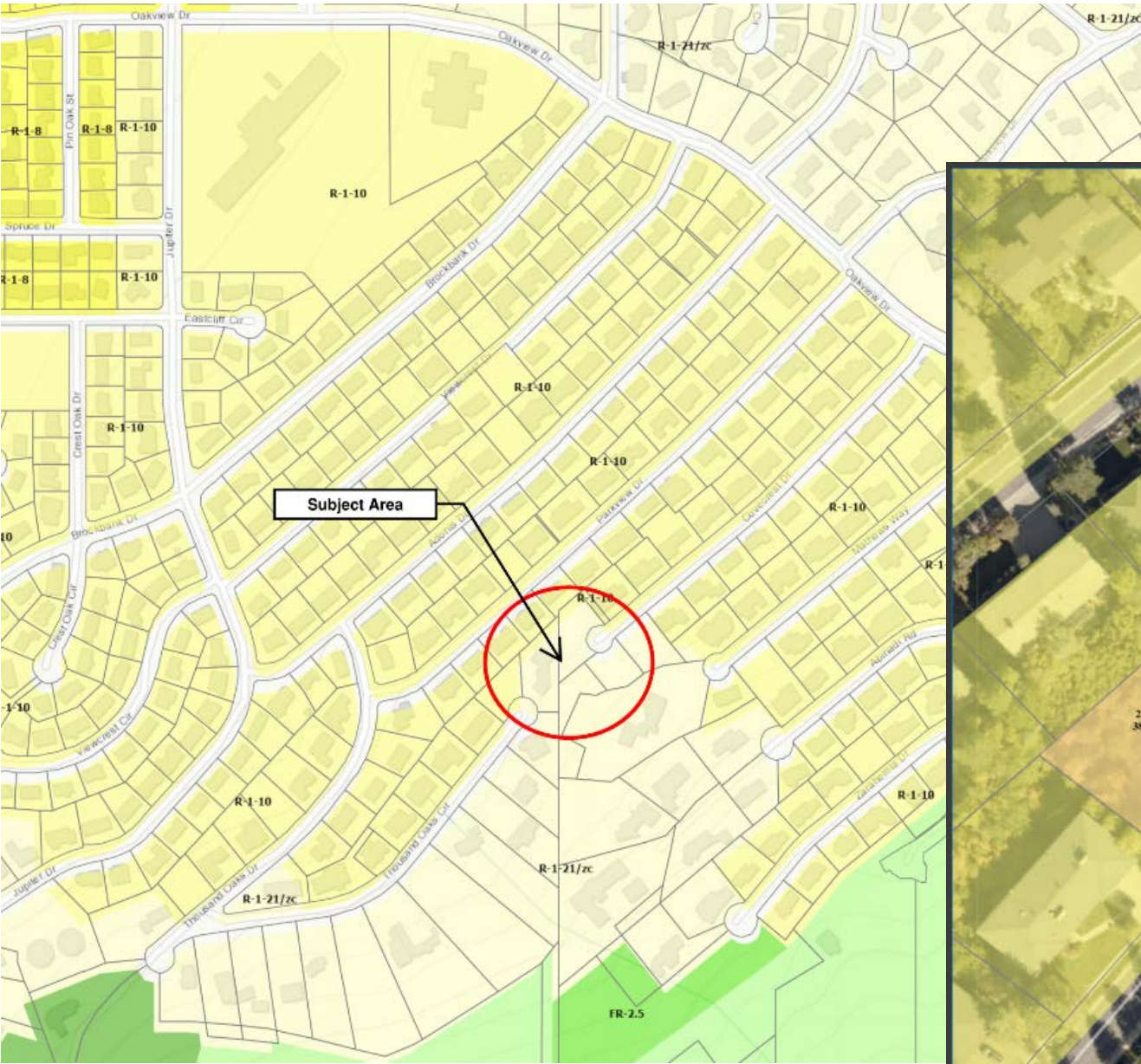
ZM-19-015

- (1) Rezone from R-1-21 to R-1-10,**
- (2) Adjust the boundary of the Foothills and Canyon Overlay (FCOZ) Zone and Residential Compatibility Overlay (RCOZ) Zone, and**
- (3) Request a setback reduction from 30 feet to 18 feet for a project located approximately at 3898 East Thousand Oaks Circle.**

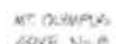


By Midway Hospitality Partners

MT. OLYMPUS - HILLS No. 15
RECEIVED BY APPROVED CONTRACTING ENGINEER 10/1/19
RECORDED # 3081554
Western States Title Co San Francisco - 200 pages - 10/1/19



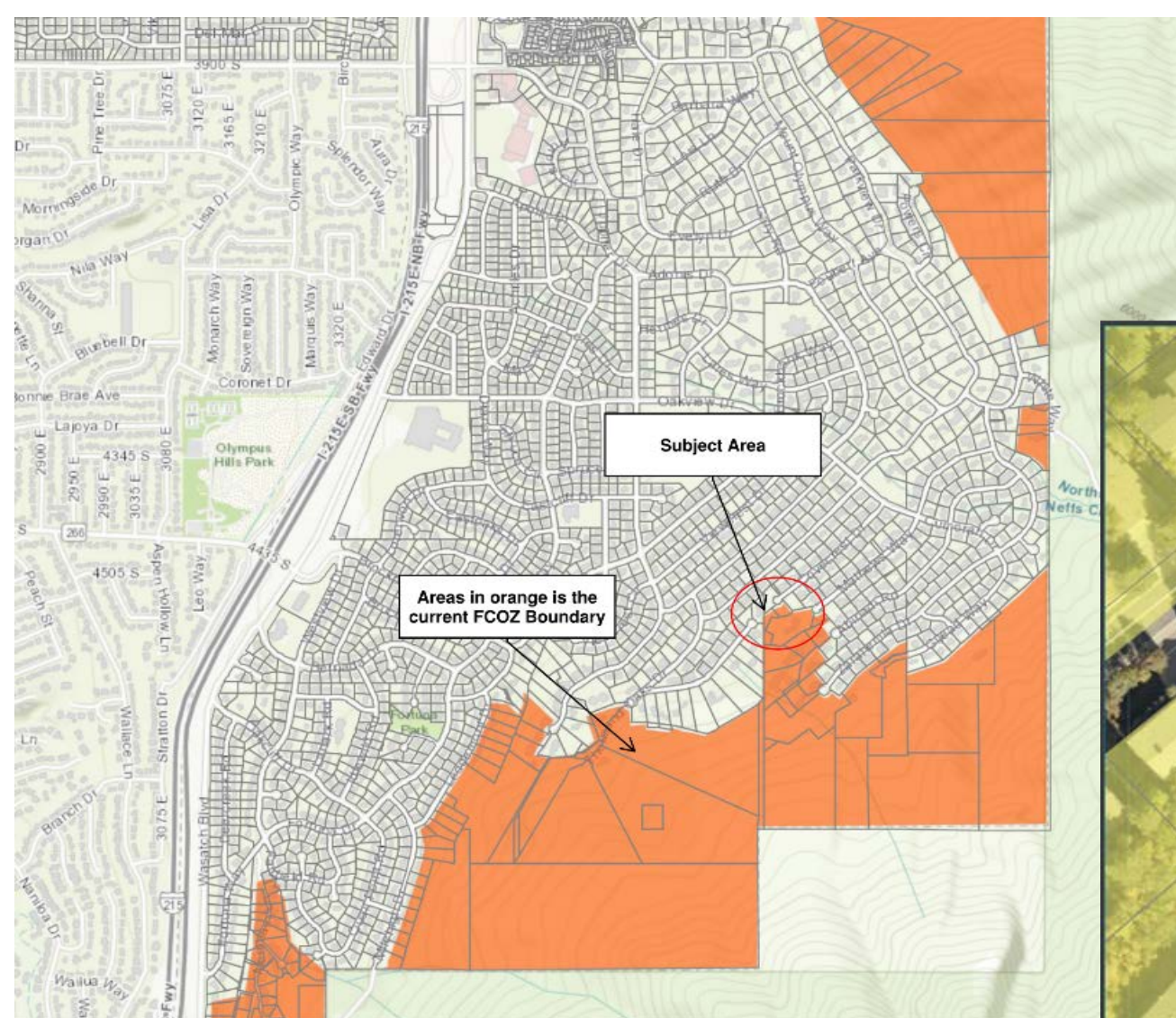
MT. OLYMPUS
HILLS No. 4

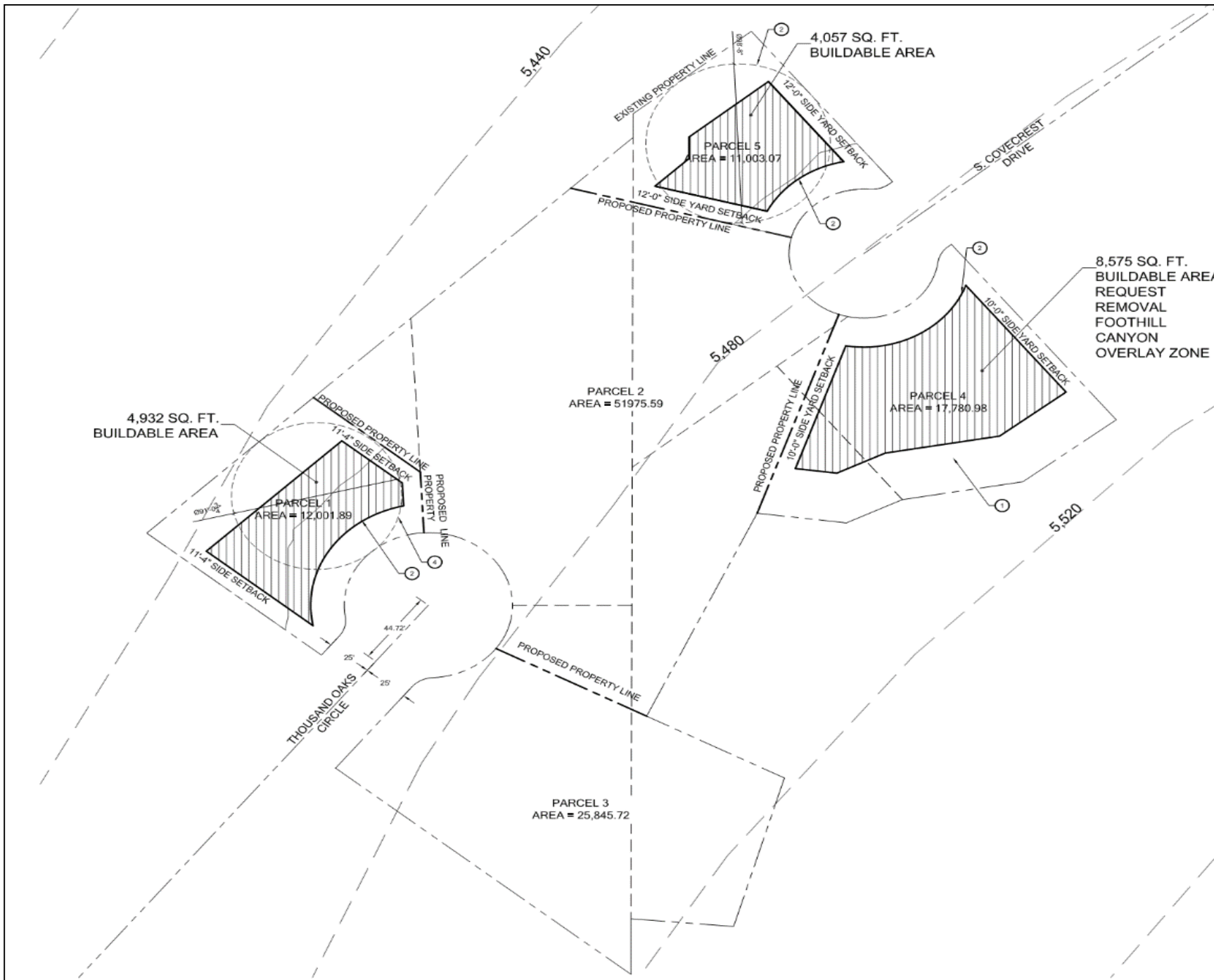


MT. OLYMPUS HILL NO. 15

MT. OLYMPUS HILLS No. 15

LOCATED BY 6422-1, T-26, E-10, 9-1, R-6, M-6
 6422-140, 6-10, 2





SITE NOTES

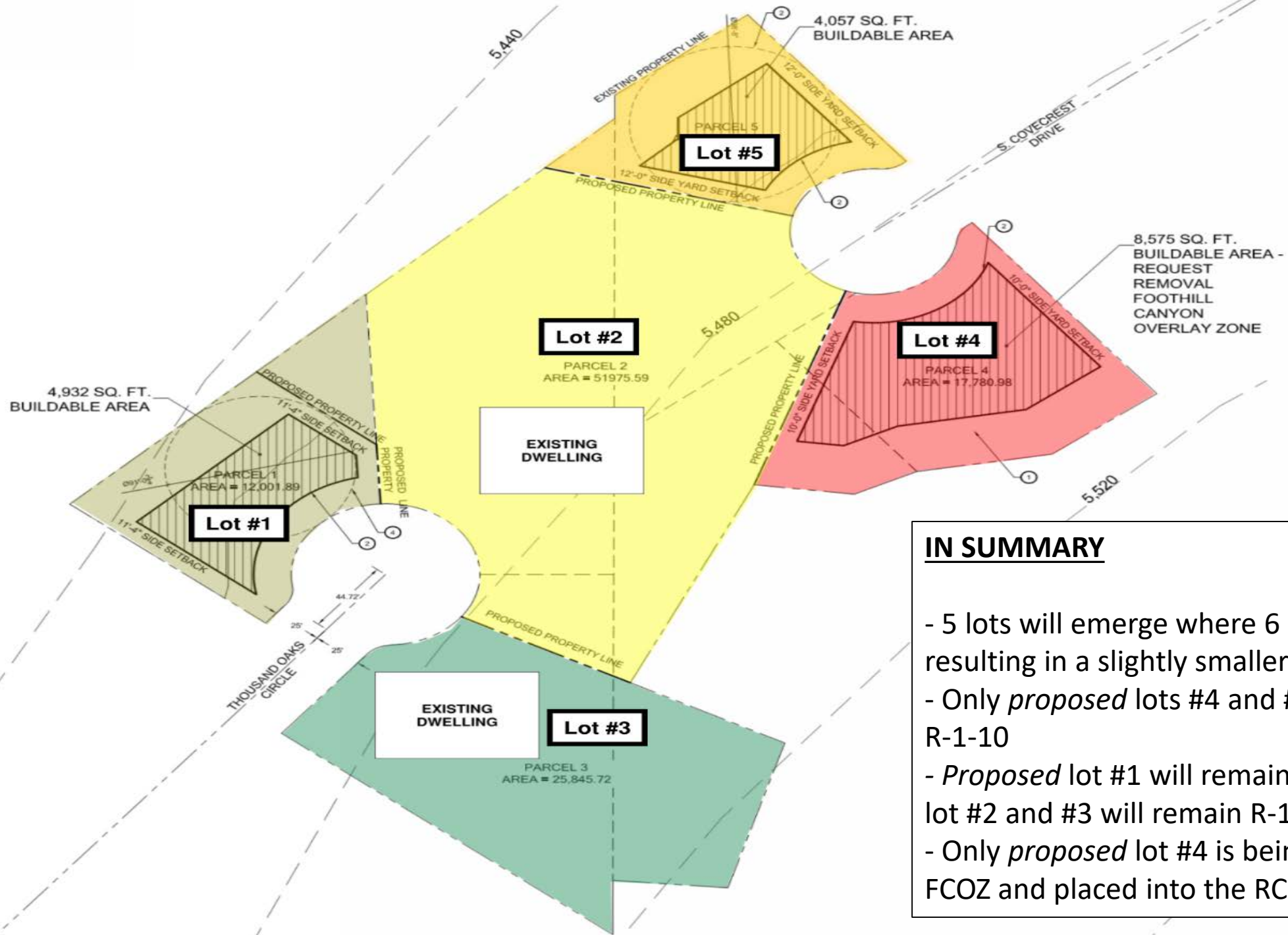
1. VERIFY ALL EXISTING GRADING.
2. UNLESS NOTED OTHERWISE, ALL WALKING SURFACES ARE TO BE GRADED AT NO MORE THAN 5% IN THE DIRECTION OF TRAVEL AND NO MORE THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL, SEE CIVIL FOR ACTUAL GRADING.
3. UNLESS NOTED OTHERWISE, FINISHED FLOOR ELEVATION IS TO BE AT MINIMUM 18" ABOVE THE HIGHEST ADJACENT CROWN OF THE ADJACENT STREET, SEE CIVIL FOR ACTUAL FINISHED FLOOR.
4. UNLESS NOTED OTHERWISE, PROVIDE DRAINAGE SWALES WITH BANKS THAT DO NOT EXCEED 33%.
5. PROVIDE LANDSCAPING AND IRRIGATION THAT MEETS OR EXCEEDS ALL APPLICABLE STANDARDS.
6. REFER TO GEO-TECHNICAL REPORT AND FOLLOW ALL RECOMMENDATIONS, REPORT ANY VARIATIONS TO ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.

KEYNOTES

- ① VERIFY EXISTENCE OF >30% SLOPE, VIA SURVEY
- ② 18'-0" FRONT YARD SETBACK, DUE TO SLOPE
- ③ -
- ④ DEFINING LOT WIDTH CIRCLE

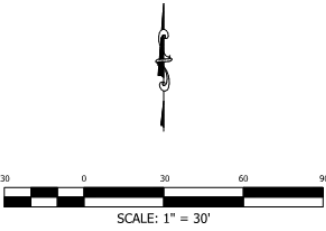
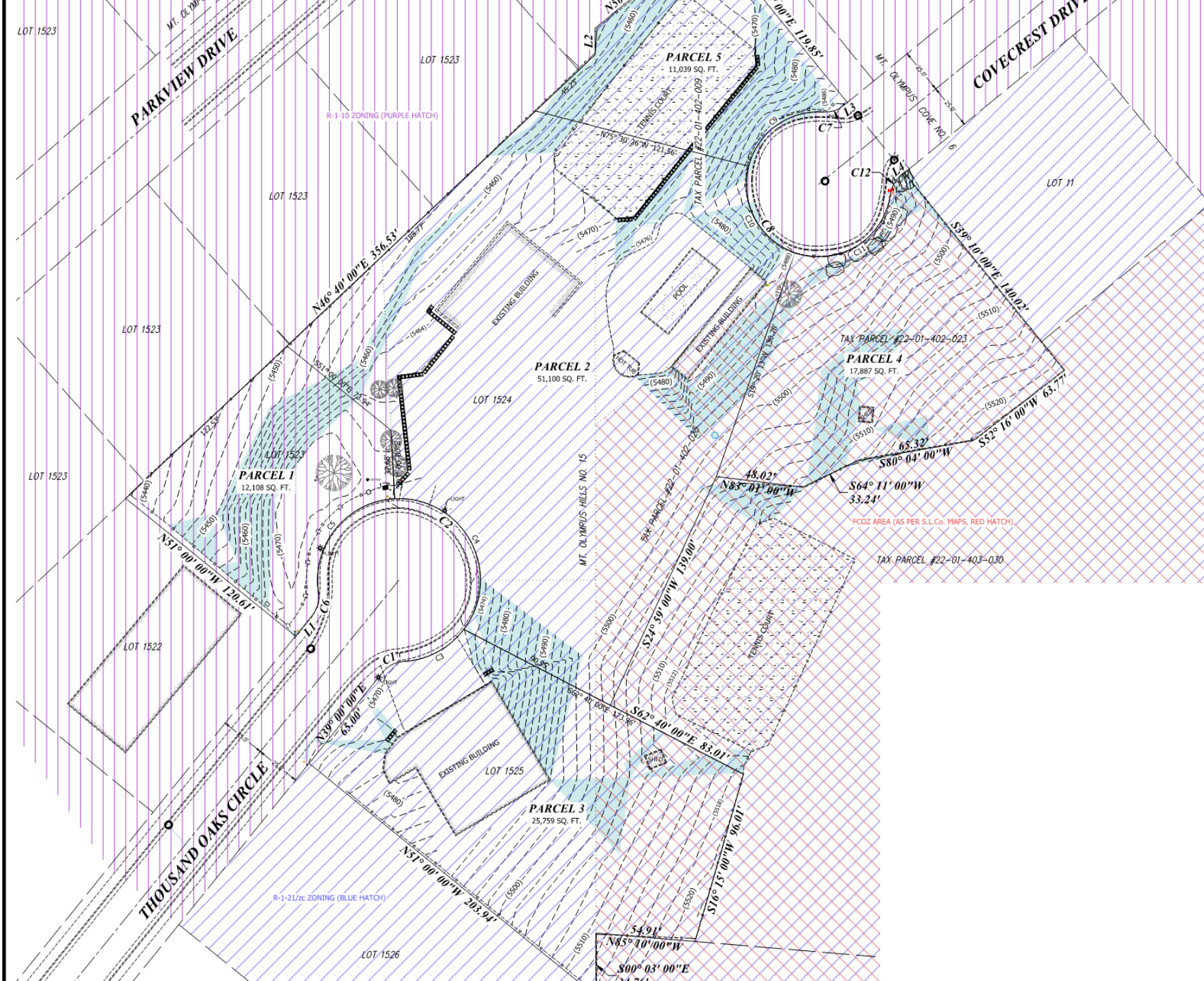
SITE ANALYSIS

ADDRESS :	MILL CREEK, UTAH
ASSESSORS PARCEL NUMBER :	TO BE DETERMINED
JURISDICTION :	MILL CREEK
ZONE :	R1-10
OVERLAY :	RESIDENTIAL COMPATIBILITY OVERLAY ZONE
LAND-USE :	SINGLE-FAMILY
LOT AREA :	
LOT 1 =	12,000 SQ. FT.
LOT 4 =	17,275 SQ. FT.
LOT 5 =	11,000 SQ. FT.
BUILDING AREA :	
LOT 1 =	4,932 SQ. FT.
LOT 4 =	8,575 SQ. FT.
LOT 5 =	4,057 SQ. FT.
SETBACKS :	REQUIRED PROVIDED
FRONT	30'-0" 18'-0" (VARIANCE)
SIDE	10'-0" VARIES
SIDE (STREET)	20'-0" N/A
REAR	30'-0" 30'-0"
REAR (GARAGE)	15'-0" N/A



IN SUMMARY

- 5 lots will emerge where 6 lots used to exist, resulting in a slightly smaller density
- Only *proposed* lots #4 and #5 are being rezoned to R-1-10
- *Proposed* lot #1 will remain R-1-10 and *proposed* lot #2 and #3 will remain R-1-21
- Only *proposed* lot #4 is being removed from the FCOZ and placed into the RCOZ



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 39°00'00" W	15.27'
L2	N 00°03'00" W	14.72'
L3	S 50°50'00" W	2.99'
L4	N 50°50'00" E	3.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	12.62'	15.00'	048°11'23"	N 63°05'41" E	12.25'
C2	217.07'	45.00'	276°22'46"	N 51°00'00" W	60.00'
C3	39.32'	45.00'	050°03'45"	N 62°09'30" E	38.08'
C4	102.20'	45.00'	130°07'43"	N 27°56'13" W	81.61'
C5	75.55'	45.00'	096°11'18"	S 38°54'16" W	66.98'
C6	12.62'	15.00'	048°11'23"	S 14°54'19" W	12.25'
C7	11.35'	15.00'	043°20'42"	S 72°30'21" W	11.08'
C8	186.18'	40.00'	266°41'01"	S 39°09'48" E	58.18'
C9	55.63'	40.00'	079°41'08"	S 54°20'08" W	51.25'
C10	59.45'	40.00'	085°09'21"	S 28°05'07" E	54.13'
C11	71.10'	40.00'	101°50'31"	N 58°24'57" E	62.10'
C12	11.35'	15.00'	043°20'19"	N 29°09'51" E	11.08'

TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
EASEMENT LINE	—————
CURB, GUTTER, SIDEWALK	—————
CHAINLINK FENCE LINE	—————
WOOD/VINYL FENCE LINE	—————
CONCRETE WALL	—————
ROCK WALL	—————
INDEX CONTOURS	—————
MINOR CONTOURS	—————

PLANNING STAFF ANALYSIS AND FINDINGS

- ❑ Staff finds that the proposed rezone for two of the proposed lots is in harmony of the general plan and future land use map designation and is compatible to the existing lot configuration and density along Thousand Oaks Circle and Covecrest Drive.

- ❑ Staff finds that the proposed zone map amendment to adjust the Foothills and Canyons Overlay Zone (FCOZ) and replace with the Residential Compatibility Overlay Zone (RCOZ) will ensure that the future development of Lot #4 is consistent with the adjoining neighborhood development. Staff finds that applying the requirements of RCOZ to the development will produce a better outcome for the neighborhood in terms of building compatibility and arrangement.

- ❑ Staff finds that the request for the reduction in setbacks to 18 feet from 30 feet can be approved through the subdivision plat process which would be the second phase following a successful rezone. Although staff does not oppose the reduction, staff finds that the timing for the request to be more suitable during the platting process which would allow Planning and Engineering staff to review the property's grading and drainage plans along with the slope and topography details.

- ❑ Staff finds that the proposed rezone and zone map amendment can be approved based on the findings above and a development agreement that at minimum limits the density and configuration to the application proposal and prohibits a thru street connecting Thousand Oaks Circle and Covecrest Drive.

COMMUNITY COUNCIL RECOMMENDATION

- ❑ The Mount Olympus Community Council recommended approval of the proposed rezone and zone map amendment with the condition that Covecrest Drive and Thousand Oaks Circle are prohibited from being connected by way of a private or public street.
- ❑ The recommendation did not include the proposed setback reduction from 30 feet to 18 feet.

PLANNING COMMISSION RECOMMENDATION

At their regularly scheduled meeting August 21, 2019, the Millcreek Planning Commission recommended approval of application ZM-19-015 that excluded the request for a reduction of the front yard setback.

The Planning Commission recommendation included:

- 1) a condition that a zone condition be placed on the subject properties within the rezone that limits the density to a maximum of 6 lots and;
- 2) a Development Agreement, that at minimum, prohibits a thru street connecting Thousand Oaks Circle and Covecrest Drive.

In your "survey introduction editorial," you've branded me and anyone else who questions things you do. So I guess I should embrace your Yiddish label as a: **kvetch**, but the arrogance in labeling, blatantly betrays your contempt for we "kvetchs" and lack of respect for your constituents.

You can fool all the people some of the time,
and some of the people all the time,
but you cannot fool all the people all the time.

Thank god for honorable leaders like Abraham Lincoln

I have been delving into last weeks Millcreek Newsletter that went out on Friday in which the Mayor crows about how wonderfully he and his Council are doing according to a survey they commissioned. I have attached my comments for the Mayor and City Council. I am tired of them making claims that exaggerate or are not true and spending our money to crow about things to counter the overwhelming criticism they get from the public. In Shakespeare's vernacular: "They doth protest too much." – Marv Poulson



Millcreek City Government Gets Top Marks From Residents

MILLCREEK. It's been 2½ years since Millcreek incorporated. In that time, we have started a new city government from scratch and taken responsibility for providing the municipal services you depend upon every day. We have lived within our means, accumulated a 16% reserve balance, and achieved a AA+ bond rating.

Though your property taxes might have increased, it's because other entities, not us, raised their rates – Millcreek's tax rate is the same as the County's was before incorporation.

We have also launched planning efforts, sought grant funding for roads, sidewalks and similar capital projects and significantly revised the code of ordinances we inherited from the county.

We hear a lot from many of you about how we are doing, both good and bad. **But these are self-selected commentators—those who care enough to come to meetings, events, or open houses, or to call or email us.** We wondered what kind of report card Millcreek residents in general would give us, and how you think we could be a better city government. So recently, we did what many other cities and companies do to listen and hear their customers – we commissioned a survey.

Y2Analytics, a reputable local opinion research firm, sent survey questions to 9,600 randomly selected households in Millcreek. **Not everyone participated**, but responses were obtained from all or our

How were the surveys sent? By Email or Postal Mail. Or were in person or phone contacts made, which are much more reliable methods of conducting reliable survey results, and not prone to "self section" as much. How many of the 9600 responded? How was response made? Claims of this "survey" favorably countering citizen comments, recommendations and concerns, has no basis in fact. Crow as you may, what counts most is citizen involvement, positive or negative as you perceive it. Criticism is an attempt to inform, mistakes are opportunities to learn.

How is this so called self-selection different from that of the survey where "Not everyone participated?" as you say.

city council districts. The final report is not yet available, but we are excited about the results Y2Analytics has so far provided, which have a statistical ± 3.78 percentage point margin of error.

So how are we doing? There were in evitable grumblings about fixing Millcreek's streets and side walks. (We also grumble). But the grant funding we have been working on for the last two years is only beginning to flow, so we will soon be able to do a better job in that regard. The survey also shows that:

- **88% of Millcreek residents say that the City is headed in the right direction.**
- **90% approve of how we, your Mayor and City Council, are handling our jobs.**
- **92% would likely recommend Millcreek to friends and family as a good place to live.**

These results are very encouraging. But while we are broadly smiling, we also want you to continue to **kvetch** – send in your emails and call us and keep participating in what are finding to be a vibrant and engaged new city.

...the arrogance in labeling, blatantly betrays your contempt for we "**kvetchs**" and lack of respect for your constituents.

So, we have had to wait more than 2 extra years for "Millcreek" to secure grant funding Salt Lake County was in a position to secure in the first place. And even then will continue using county resources (fire, police, parks maintenance, flood control, road maintenance, etc.) to make things happen. As a practical matter, the only non-county services Millcreek provides is to set property tax rates, building code creation, fees and enforcement, and customize Zoning to facilitate development as "The City" wishes, not necessarily consistently and in the best interest of voters.

Exhibit A
Millcreek City
PW Services
July 1, 2019 - June 30, 2020

Estimated cost of Services

Snow removal	\$	600,000
Salt	\$	150,000
General road maintenance	\$	934,000
Street light maintenance	\$	113,000
Traffic signal maintenance	\$	66,000
Overlay and chip seal	\$	1,106,244
Concrete maintenance	\$	440,000
Pavement management	\$	30,000
Sign fabrication and maintenance	\$	98,000
Road striping, crosswalks and legends	\$	43,000
School zone warning flashers	\$	9,000
Landscape maintenance and weed control	\$	10,000
Community events support	\$	4,000
Sweeping	\$	141,000
Storm drain maintenance	\$	243,000
Radar speed signs	\$	10,000
Administration	\$	761,000
Subcontracted Services		
Slurry seal	\$	220,000
Total	\$	4,978,244

Overlay and chip seal (approx. sf)

Overlay	257,500	sf
Chip seal	436,000	sf

Sweeping

approx.days)	73	days
--------------	----	------

Vactoring

approx.days)	73	days
--------------	----	------

Subcontracted Services (approx. sf)

Slurry seal	1,100,000	sf
-------------	-----------	----

Day time plow routes	17.50
Approx. total manhours	39,000
Cost of services	\$ 5,147,497