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ZM-26-002

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## Project Summary

**Meeting Date:** 2/3/2026  
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**Applicant:** Jason Boal

**Re:** Rezone

**Property Address:** 1575 E Millcreek Way

**Zone:** From R-1-6 (Single-household Residential) to R-1-10 From R-1-6 (Single-household Residential)

**Prepared By:** Carlos Estudillo, Planner

## REQUEST AND SYNOPSIS

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The applicant, Jason Boal, is requesting to accommodate a proposed land boundary adjustment (and Subdivision Amendment) that will consist of consolidating 3602 SF of land from the rear (south) yard of 1626 E Maple Avenue into the rear (north) yard of 1575 E Millcreek Way.

Chapter 18.24 (Subdivisions) requires each lot to be contained entirely within a single zoning district. Consequently, the applicant also requests a rezone of the consolidated land from the R-1-6 (Single-Household Residential) to the R-1-10 (Single-Household Residential) zone to meet compliance with the requirements stipulated on Chapter 18.24 (Subdivisions) of the Millcreek code.

## EXISTING CONDITIONS & FINDINGS:

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1. The subject property (1575 E Millcreek Way) is comprised of approximately .55 acres (23,958 SF) in area. The lot is approximately 290 feet in length, and 90 feet in width. However, the consolidated land will increase the width of the rear yard from 77 feet to approximately 157 feet.
2. The property located at 1626 E Maple Avenue is comprised of approximately .38 acres (16,553 SF) in area. The lot is approximately 182 feet in length, and 80 feet in width. The width of this parcel will remain relatively the same after consolidation.
3. **Land Use Designation.** The Subject Property is within the “Neighborhood One” designation under the General Plan:

- a. The “Neighborhood One” land use designation envisions neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes.
  - b. Both properties will remain under the “Neighborhood One” designation under the General Plan.
4. **Zoning.** 1575 E Millcreek way is located in the R-1-10 zone, whereas 1626 E Maple Avenue is located in the R-1-6 zone.
  5. **Surrounding Uses.** Properties surrounding the Subject Property consist of low-density residential housing.
  6. **Lot areas after consolidation:**
    - a. 1575 E Millcreek Way: 27,560 SF (R-1-10).
    - b. 1626 E Maple Avenue: Approximately 12,951 SF (R-1-6).
  7. A Rocky Mountain Power easement will need to be re-drafted and approved by Rocky Mountain Power to satisfy the previously recorded easement found in 1626 E Maple Avenue.
  8. All development will be required to meet the **minimum zoning and land use ordinances**; to which the concept plan may likely evolve from what is currently presented for this rezone application.
  9. On 1/15/2026, the Millcreek Planning Director **granted preliminary approval of the subdivision amendment (File No. SDA-25-005)**, an application to amend the Millcreek Park Plat “A” subdivision, specifically a property located at 1575 E Millcreek Way.
  10. The zone change will not create any nonconformities or increase the degree of nonconformity of any existing structure or use, as neither property’s width and length will decrease after consolidation
  11. No detrimental effects have been identified by staff pertaining to this specific application and therefore no conditions of approval are determined to be necessary.
  12. The proposal is compliant with all other applicable requirements of the Millcreek code and all other applicable regulations and requirements.

## SUPPORTING DOCUMENTS

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- Proposed Site Plan

Zoning Map

