



ZM-26-002

Planning Commission Staff Report

Meeting Date: 2/18/2026

mi

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 II

Scope of Decision: **Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

The applicant, Jason Boal, is requesting to rezone 7606 SF of land from the R-1-6 to the R-1-10 (Single-Household Residential) zone. The land in question has been consolidated from neighboring properties, 1624 E Maple way (2022) and 1626 E Maple Way (2025), through a series of subdivision amendments.

Chapter 18.24 (Subdivisions) requires each lot to be contained entirely within a single zoning district. Consequently, as required by the Planning Director, The Applicant 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:

- On April 2023, Millcreek Staff granted Final subdivision amendment approval to the owner of 1575 E Millcreek Way that consolidated 4004 SF of land from 1624 E Maple Way into 1575 E Millcreek Way. 1624 E Maple way's zone is R-1-6 (Single-Household Residential); Therefore, the underlying zone of the originally consolidated land was and has been R-1-6 (Single-Household Residential).
- On January 2026, the Millcreek Planning Director granted preliminary approval to 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. This approved the consolidation of 3602 SF of Land from 1626 E Maple Way into 1575 E Millcreek Way. 1626 E Maple way’s zone is R-1-6 (Single-Household Residential); Therefore, the underlying zone of the originally consolidated land was and has been R-1-6 (Single-Household Residential). To obtain final subdivision amendment approval, applicants must contain all consolidated land within the underlying zone of 1575 E Millcreek Way, which is R-1-10 (Single-Household Residential).

- 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.
- 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.
- **Lot areas after consolidation:**
 - 1575 E Millcreek Way: 27,560 SF (R-1-10).
 - 1626 E Maple Avenue: Approximately 12,951 SF (R-1-6).
- **Land Use Designation.** The Subject Property is within the “Neighborhood One” designation under the General Plan:
 - The “Neighborhood One” land use designation envisions neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes.
 - Both properties will remain under the “Neighborhood One” designation under the General Plan.
- **Surrounding Uses.** Properties surrounding the Subject Property consist of low-density residential housing.
- 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. A plat may not be recorded unless this requirement is satisfied.
- All development will be required to meet the **minimum zoning and land use ordinances.**

CONCLUSIONS:

- **Planning Open House Meeting:** Residents within 600’ radius of the property were noticed to participate in an open house meeting, that was held on February 3rd, 2026. Staff did not receive any comments in response to the application. However, clarifications were asked in regard to the rear-yard setbacks and their dimensions after the applicant’s consolidation is done.

- **East Millcreek Community Council Comments:** At February 5th, 2026, East Millcreek Community Council Meeting, Members expressed curiosity as to the intent of the consolidation. Due to the odd shape and configuration of the resultant lot of the subject property, at least one member sought clarity as to the setback distance from the segment of property line running West to East which abuts the rear (north) property line of 1601 E Millcreek Way. Based on information contained in the Project Summary and provided by applicants and staff at the 2/3/26 Planning Open House, no development is part of the application at this time. Similarly, the EMCCC chooses to provide neither positive nor negative recommendations on the applicant's request at this time; however, the EMCCC notes that they have found no grounds on which to raise an objection.
- The zone change's intention is to clean up portions of land that are not consistent with their required underlying zone after a lot consolidation, as required by Chapter 18.24 (Subdivisions).
- 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 nor length will decrease after consolidation.
- No detrimental effects have been identified by staff pertaining to this specific application and therefore no conditions of approval are determined to be necessary.
- 1575 E Millcreek Way, along with the consolidated land will follow the spatial requirements for the R-1-10 (Single-Household Residential) Zone.
- The proposal is compliant with all other applicable requirements of the Millcreek code and all other applicable regulations and requirements.
- The project is subject to further review and final approval.

RECOMMENDATIONS:

Staff Recommendation: Based on the findings and conclusions listed above, Staff recommend that the Planning Commission make public comments and recommend the City Council approve application file number ZM-26-002, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

I move that the Planning Commission recommends approval of application ZM-26-002, as presented.

SUPPORTING DOCUMENTS

Application package

Appendix: Community Council/Public comments



Maple Ave

Single-Household Residential (R-1-6)



Single-Household Residential (R-1-10)

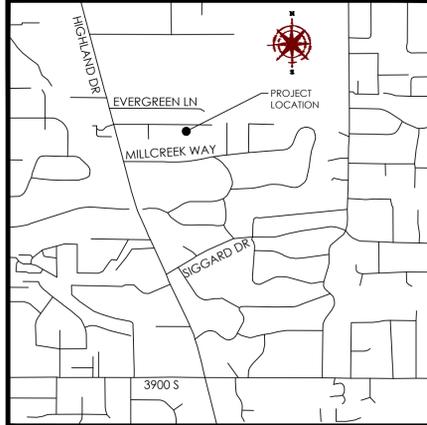
Millcreek Way

Maple Cv

MILL CREEK PARK PLAT "A" THIRD AMENDMENT

(EXTENDING LOT 7, BLOCK 1 AND INCLUDES A PART OF PARCEL 16-33-128-008)

LOCATED IN THE NW1/4 OF SECTION 33, T1S, R1E, SALT LAKE BASE & MERIDIAN
1575 E MILLCREEK WY, MILLCREEK, SALT LAKE COUNTY, UTAH



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PARCEL
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- AREA AMENDED

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this _____ DAY OF _____ A.D. 20____

By: _____

Title: _____

MT. OLYMPUS IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____

BY MT. OLYMPUS IMPROVEMENT DISTRICT.

MT. OLYMPUS IMPROVEMENT DISTRICT

PUBLIC UTILITY APPROVAL

CENTURY LINK: _____ DATE: _____

COMCAST: _____ DATE: _____

DOMINION ENERGY: _____ DATE: _____

ROCKY MTN. POWER: _____ DATE: _____

OTHER: _____ DATE: _____

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

DIRECTOR, HEALTH DEPARTMENT.

MILLCREEK ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____ BY MILLCREEK ENGINEERING DEPARTMENT.

SIGNED _____ DATE: _____

UNIFIED FIRE AUTHORITY

APPROVE THIS _____ DAY OF _____ 20____ BY THE UNIFIED FIRE AUTHORITY.

UNIFIED FIRE AUTHORITY

RECORD OF SURVEY

R.O.S NO: _____

SIGNED _____ DATE _____

MILLCREEK PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 20____ BY MILLCREEK PLANNING COMMISSION.

MILLCREEK PLANNING COMMISSION CHAIR

DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 20____

MILLCREEK ATTORNEY

MILLCREEK PLANNING AND ZONING DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____ BY MILLCREEK PLANNING AND DEVELOPMENT DEPARTMENT

MILLCREEK PLANNING AND ZONING DIRECTOR

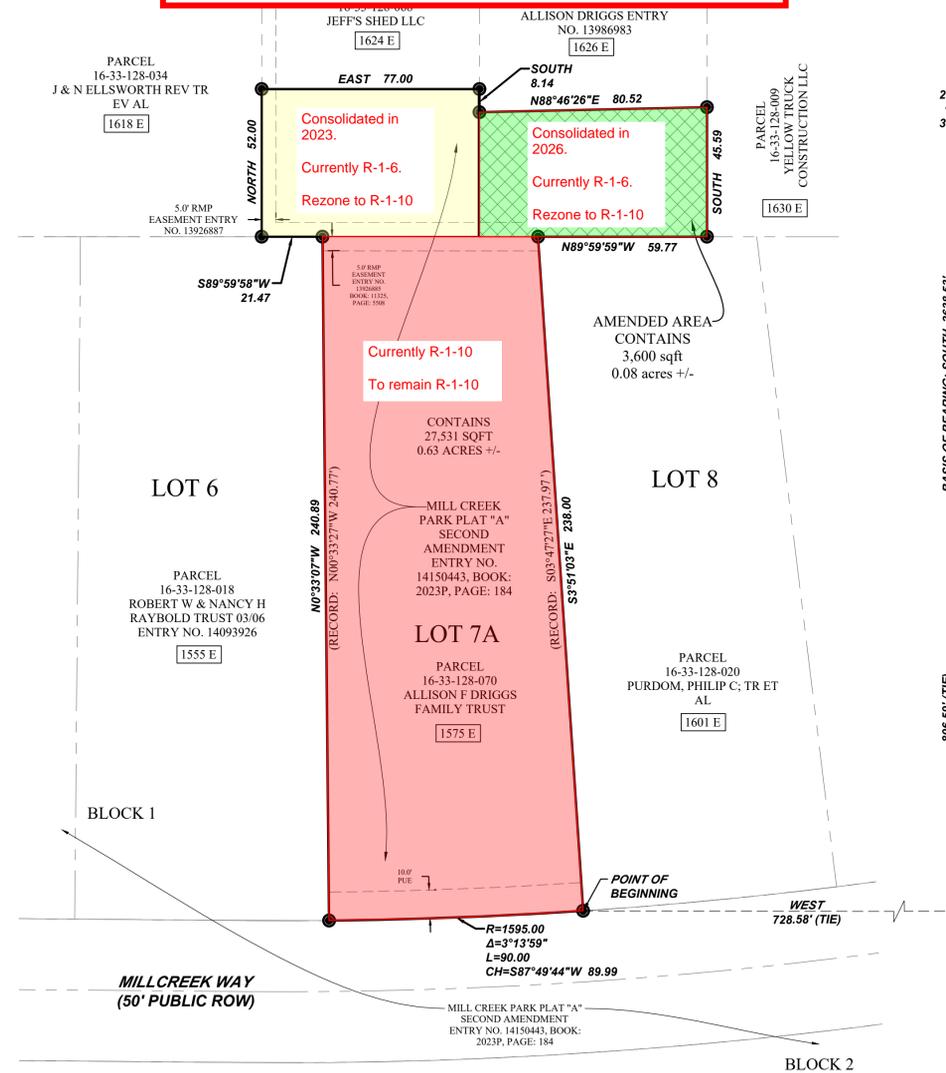
MILLCREEK MAYOR

PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: CITY RECORDER

ZONING



NORTH QUARTER CORNER SECTION 33, T1S, R1E, SLB&M (MONUMENT FOUND 2.5" SALT LAKE COUNTY MONUMENT)

BASIS OF BEARING: SOUTH 2638.63' (RECORD ARE: S00193825')

806.59' (TIE)

NARRATIVE

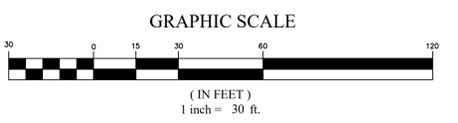
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF ALLISON F. DRIGGS FAMILY TRUST, A LANDOWNER, FOR THE PURPOSE OF AMENDING AND EXTENDING A LOT IN A SUBDIVISION TO CHANGE MILL CREEK PARK SUBDIVISION BOUNDARY TO INCLUDE A PORTION OF LAND AS DESCRIBED IN INSTRUMENT #14082459 RECORDED AT THE SALT LAKE COUNTY RECORDER'S OFFICE.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH ALONG THE SECTION LINE BETWEEN CENTER QUARTER AND THE NORTH QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ALL DEEDS AND PLATS OF RECORD HAVE BEEN ROTATED TO MATCH THE AFOREMENTIONED BASIS OF BEARING, OR TO OTHER SECTIONAL/MONUMENT LINES RELATIVE TO SAID BASIS OF BEARING PER MEASURED LINES AS SHOWN HEREON.

THE BOUNDARY WAS ROTATED TO MATCH RECORDED VESTING DEEDS, EXISTING FENCE LINES AND CURB PINS ON AND AROUND THE SUBJECT PROPERTY SHOWN HEREON.

NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. SALT LAKE COUNTY HEALTH DEPARTMENT REQUIRES WILL SERVE LETTERS FROM BOTH SEWER AND WATER AGENCIES.



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE, AND HAVE VERIFIED MEASUREMENTS SHOWN, AND AMENDED THE PROPERTY TO BE KNOWN AS MILL CREEK PARK PLAT "A" THIRD AMENDMENT AND THE SAME HAS BEEN SURVEYED AND MONUMENTS WILL BE PLACED ON THE GROUND AS SHOWN HEREON.



Justin Lundberg
Professional Land Surveyor
License No. 12554439

12/29/25
Date

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, located in Millcreek City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the northerly Right-of-Way of Millcreek Way being determined by said Mill Creek Park Plat "A" Second Amendment according to the official plat thereof recorded September 8, 2023 as Entry No. 14150443 in the Salt Lake County Recorder's Office; said point also being the Southeast Corner of Lot 7A of said plat, also being located South 806.59 feet along the Quarter Section Line and West 728.58 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base & Meridian; thence along said plat the following six (6) courses: (1) the arc of a curve to the right with a radius of 1,595.00 feet a distance of 90.00 feet through a central angle of 03°13'59" Chord: S87°49'44"W 89.99 feet; (2) thence N00°33'07"W 240.89 feet; (3) thence S89°59'58"W 21.47 feet; (4) thence North 52.00 feet; (5) thence East 77.00 feet; (6) thence South 8.14 feet; thence N88°46'26"E 80.52 feet to the easterly deed line of that Warranty Deed thereof recorded July 18, 2022 as Entry No. 13986983 in the Salt Lake County Recorder's Office; thence along said deed line the following two (2) courses: (1) South 45.59 feet; (2) thence N89°59'59"W 59.77 feet to the easterly line of Lot 7A of said plat S03°51'03"E 238.00 feet to the point of beginning. Containing 27,531 square feet +/-

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE ALLISON F. DRIGGS FAMILY TRUST DESCRIBED TRACT OF LAND ABOVE TO HEREAFTER BE KNOWN AS

MILL CREEK PARK PLAT "A" THIRD AMENDMENT EXTENDING LOT 7, BLOCK 1 AND INCLUDES A PART OF PARCEL 16-33-128-008

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

TRUSTEE

TRUSTEE

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____ ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ SIGNING THE FORGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED BEFORE ME THAT HE/SHE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSION IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ PRINTED FULL NAME OF NOTARY _____

MILL CREEK PARK PLAT "A" THIRD AMENDMENT EXTENDING LOT 7, BLOCK 1 AND INCLUDES A PART OF PARCEL 16-33-128-008

LOCATED IN THE NW1/4 OF SECTION 33, T1S, R1E,
SALT LAKE BASE & MERIDIAN
1575 E MILLCREEK WY, MILLCREEK, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE

DEPUTY SALT LAKE COUNTY RECORDER



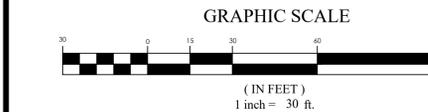
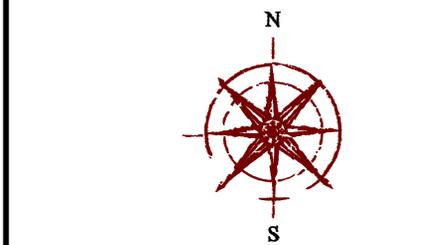
Z:\2021\21-0536 MAPLE AVE IVORY\DESIGN 21-0536.DWG\SHEETS\21-0536 AMENDED PLAT 092425.DWG



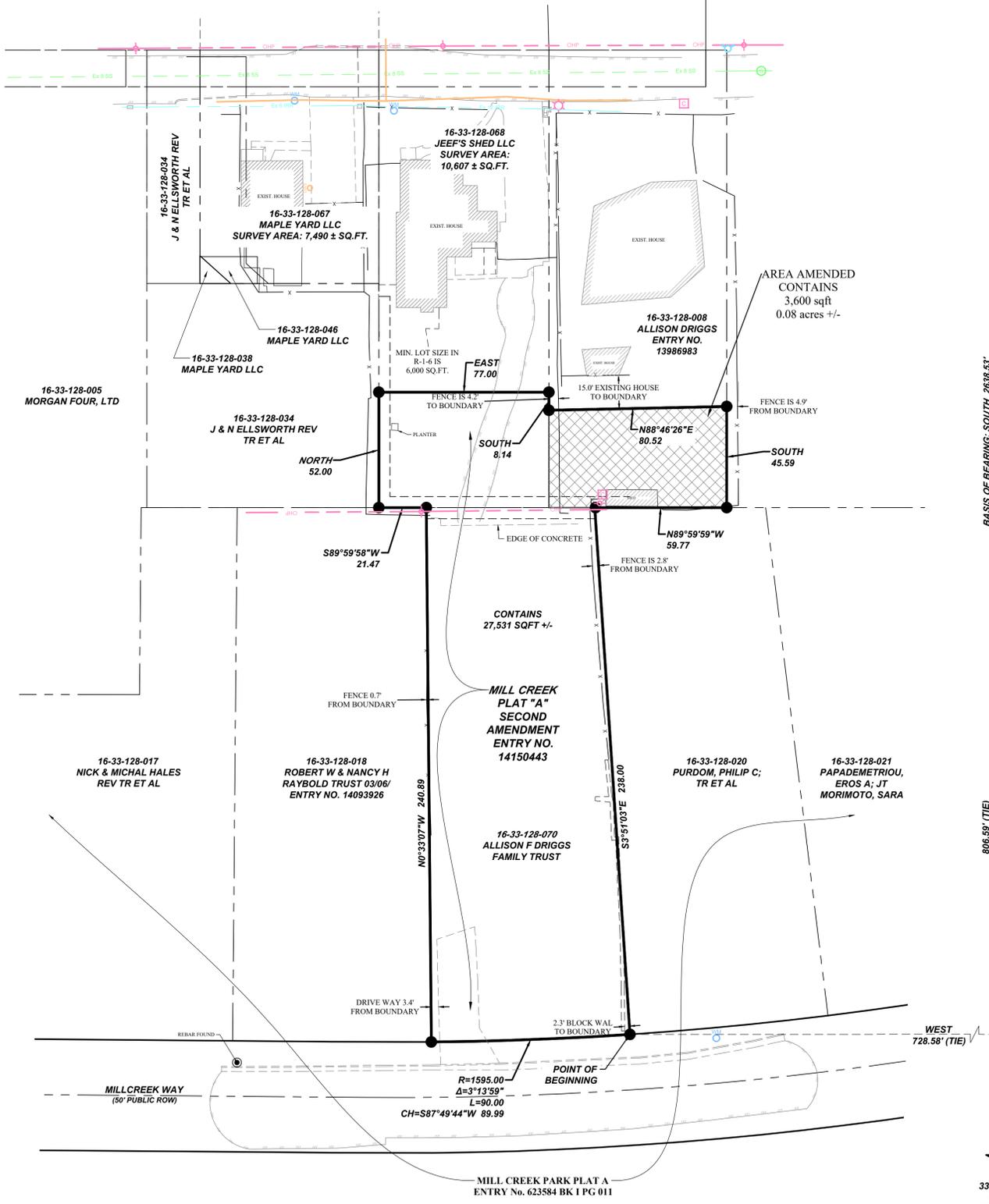
VICINITY MAP
N.T.S.

LEGEND

---	BOUNDARY LINE
- - - -	SECTION LINE
- · - · -	EXIST. EASEMENT LINE
- · - · -	EXIST. PROPERTY LINE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
---	EXIST. SANITARY SEWER
---	EXIST. IRRIGATION
---	EXIST. OVERHEAD POWER
x x x x	EXIST. FENCE
---	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
---	EXIST. EDGE OF ASPHALT
+	SECTION MONUMENT (FOUND)
+	SECTION MONUMENT (NOT FOUND)
○	BOUNDARY MARKER
○	EXIST. SEWER MANHOLE
○	EXIST. WATER VALVE & WATER METER
○	EXIST. FIRE HYDRANT
○	EXIST. IRRIGATION BOX
○	EXIST. GAS VALVE & GAS METER
○	EXIST. STREET LIGHT
○	EXIST. POWER POLE
▨	AREA AMENDED



2026 LOT CONSOLIDATION



28
33
33
33
NORTH QUARTER CORNER
SECTION 33, T1S, R1E, SLB&M
(MONUMENT FOUND)

BASIS OF BEARING: SOUTH 2838.53'
(RECORDED SOUTH PLAT 623584)

806.59' (TIE)

33
33
33
33
CENTER QUARTER CORNER
SECTION 33, T1S, R1E, SLB&M
(FOUND BRASS CAP)

NARRATIVE/NOTES

- The purpose of this Survey is to correctly represent the boundary lines and property corners of the surveyed parcel described and shown hereon, identified as Parcels 16-33-128-070, 16-33-128-068, and 16-33-128-008 in the Salt Lake County, Utah.
- Salt Lake County, Utah.
 - No title report was provided to the Surveyor by the client, and no investigation or independent search for easement record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.
 - Documents of record in the offices of the Salt Lake County Recorder and Surveyor were utilized in the preparation of this survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels noted on this Survey are referenced from said documents.
 - The Basis of Bearing for this Survey is South along the Section line between Center Quarter and the North Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD 88 elevation published by the Salt Lake County Surveyor on the North Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base & Meridian with an elevation of 4468.97.
 - #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
 - This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
 - Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
 - The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Amended Plat "A" Mill Creek Park Subdivision, recorded as Entry # 623584 in Book 1 Page 11, December 19, 1928.
 - Mill Creek Park Plat "A" Second Amendment, recorded as Entry # 14150443 in Book 2023P Page 184, September 8, 2023.
 - Quit Claim Deed, recorded as Entry # 14093926 in Book 11412, Page 8176, April 14, 2023.
 - Warranty Deed, recorded as Entry # 13986983 in Book 11357, Page 5215, July 18, 2022.

OVERALL SURVEY DESCRIPTION

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, located in Millcreek City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the northerly Right-of-Way of Millcreek Way being determined by said Mill Creek Park Plat "A" Second Amendment according to the official plat thereof recorded September 8, 2023 as Entry No. 14150443 in the Salt Lake County Recorder's Office; said point also being the Southeast Corner of Lot 7A of said plat, also being located South 806.59 feet along the Quarter Section Line and West 728.58 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base & Meridian; thence along said plat the following six (6) courses: (1) the arc of a curve to the right with a radius of 1,595.00 feet a distance of 90.00 feet through a central angle of 03°13'59" Chord: S87°49'44"W 89.99 feet; (2) thence N00°33'07"W 240.89 feet; (3) thence S89°59'58"W 21.47 feet; (4) thence North 52.00 feet; (5) thence East 77.00 feet; (6) thence South 8.14 feet; thence N88°46'26"E 80.52 feet to the easterly deed line of that Warranty Deed thereof recorded July 18, 2022 as Entry No. 13986983 in the Salt Lake County Recorder's Office; thence along said deed line the following two (2) courses: (1) South 45.59 feet; (2) thence N89°59'59"W 59.77 feet to the easterly line of Lot 7A of said plat S03°51'03"E 238.00 feet to the point of beginning. Containing 27,531 square feet +/-

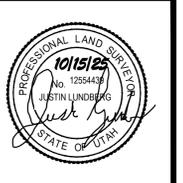
SURVEYOR'S CERTIFICATE

"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Justin Lundberg
 Professional Land Surveyor
 License No. 12554439

10/15/25

 Date



BOUNDARY SURVEY
 LOCATION: 1575 E MILLCREEK WY, MILLCREEK, SALT LAKE COUNTY, UTAH
 THE NW 1/4 OF SECTION 33, T1S, R1E, SLB&M
 PREPARED FOR: ALLISON F. DRIGGS FAMILY TRUST

#	DATE	DESCRIPTION
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

Drawn: LH Checked: JDL
 Scale: 1"=30' Job #: 21-0536
 Date: 10/07/25
 Sheet:

Z:\2021\17-0536-Millcreek Ave\17-0536-RCS-Millcreek Ave\17-0536.dwg

APPENDIX

- 1. East Millcreek Community Council Comments**



February 7, 2026

To: Milcreek Planning Commission
Millcreek Planning and Zoning

Subject: **ZM-26-002** Land Boundary Adjustment/Subdivision Amendment/ Rezone
1575 E Millcreek Way

At the February 5, 2026, East Mill Creek Community Council (EMCCC) meeting, members reviewed and discussed ZM-26-002, applicant Jason Boal's request consisting of a land boundary adjustment, Subdivision Amendment, and Rezone. See Staff Project Summary, dated 2/3/26, for the Request and Synopsis, Existing Conditions and Findings, and Supporting Documents. There was no public comment on this application. Eight members of the EMCCC were present.

In discussion, members expressed curiosity as to the intent of the consolidation. (As a side discussion, due to disparity of existing market conditions between portions of Maple Ave. and Millcreek Way, the potential vulnerability as to the existing character of those lower value portions [monetarily speaking] was noted.) Due to the odd shape and configuration of the resultant lot of the subject property, at least one member sought clarity as to the setback distance from the segment of property line running West to East which abuts the rear (north) property line of 1601 E Millcreek Way.

Based on information contained in the Project Summary and provided by applicant and staff at the 2/3/26 Planning Open House, no development is part of the application at this time. Similarly, the EMCCC chooses to provide neither positive nor negative recommendation on the applicant's request at this time; however, we note that we have found no grounds on which to raise an objection.

Sincerely,

/s/ Jamie Allyn
Vice Chair | Land Use
EMCCC

CC: Carlos Estudillo
Francis Lilly
EMCCC