

Millcreek City Council

Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4



Millcreek City Hall

1330 East Chambers Avenue
Millcreek, Utah 84106
Millcreekut.gov
801-214-2700

ZM-25-006

Planning Commission Staff Report

Meeting Date: 2/18/2026
Applicant: Preston Reading
Re: Request to Remove Zoning Condition
Property Address: 777 East 3900 South
Zone: Residential Mixed (RM)
Prepared By: Zack Wendel

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

Preston Reading, on behalf of Pacifica Companies, is requesting to rezone the property located at 777 E 3900 S to remove a zoning condition that has been placed on the property. The property is currently zoned as Residential Mixed (RM) which allows multiple-household buildings. However, there is a zoning condition placed on this property that limits residents of the facility to 62 years or older.

The applicant is requesting the removal of the zoning condition, so there is no age restriction, and the property can be used as a 55+ senior living facility. The property will stay zoned as Residential Mixed (RM), with the existing building remaining.

The Planning Commission held a public hearing on the applicant’s request on Wednesday, December 17th, 2025. At that meeting, the Planning Commission moved to continue the request, so that the parking requirements could be increased, that the applicant provide a plan to provide additional parking, and that the applicant provide additional information on unit occupancy, including documentation that 80% of the units are occupied by persons aged 55 and older.

On January 6, 2026, Planning Staff met with the applicant and provided them with information and responses to specific to return to staff in advance of a future Planning Commission meeting. That information included:

1. Provide data that answers the following:
 - Who is living there currently?
 - How many units are assisted living? How many are 55+?
 - Why are people parking on the street and the parking lot is partly empty?
2. Prepare a floor plan that shows the number of units you intend to have, and (if the rezone and CUP are approved) apply for appropriate building permits to reduce the number of units.
3. Certify that the applicants qualify for the fair housing act exemption, to demonstrate that 80% of the occupied units house people 55 or older. Explain the process to ensure continuous compliance with this requirement.
4. Parking needs to be included as part of the lease. Every unit should have at least one designated stall.
5. Release of the zone condition may be predicated on a commitment to limit rents to be affordable to households earning 50% of the county AMI.
6. Find a lot more parking. If you want to keep to 55+, then the Planning Commission will likely recommend a parking standard that is akin to a standard multifamily building, which is:
 - 1 space per studio or one bedroom unit
 - 1.5 spaces per two-bedroom unit
 - 2 spaces for units with 3 or more bedrooms.
 - 0.25 spaces per unit for visitor parking.

Staff also advised the applicant to also consider an alternative approach to operate within the current zoning condition.

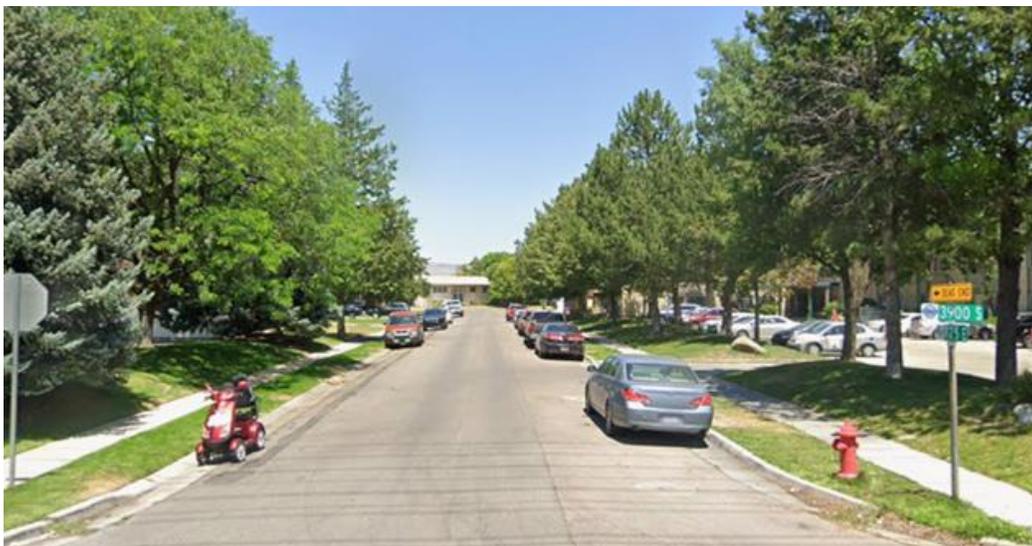
As of the publication of this report, staff has yet to receive the information requested by the applicant.

FINDINGS:

1. The adopted Future Land Use Map shows the future land use designation of the property as being Mixed Use 1.
2. The subject property is about 1.07 acres with one 3 story residential building.
3. Property was rezoned from the R-2-6.5 and R-2-10 Zone to the RM Zone in 1995.
4. Along with the rezone, the property received a Conditional Use Permit for a Residential Health Care Facility in 1995.
5. As part of the rezone approval, a zoning condition was placed on the property requiring residence of the facility to be 62 years of age or older.
6. The property and use met the requirements for the use and zone at the time of construction.
7. In the 1995 Zoning Ordinance, the parking ratio for a Residential Health Care Facility was 4 spaces plus 1 space per five beds. The facility was approved for 75 units, making the required parking at the time 19 parking spaces.
8. The proposed and approved preliminary plans had 38 parking spaces on site. While the final site plan approval for the conditional use only had 35 parking spaces.

9. Off-street parking is not readily available at this location. 3900 South is a five-lane arterial, with no shoulder along the property frontage. 775 E is a relatively narrow residential street, measured at 30 feet from curb to curb.
10. The property was operated as a residential care facility until 2023.
11. The property was converted to a 55+ apartment building in 2023, but no land use approval was sought, and no business license was applied for.
12. Under the current Millcreek Zoning Code, the Parking and Mobility Standards chapter requires 0.5 spaces per unit for senior (55+) housing. ([MKZ 18.63.020.C](#))
13. The property owners reduced the units to bring the total down to 70 units from 75 units, which would require a minimum of 35 parking spaces to meet parking requirements.
14. The existing parking lot has 32 parking spaces; the applicant has proposed that by re-stripping the parking lot they can achieve the required 35 parking spaces.
15. Multiple-household dwellings with more than 25 units are listed as a conditional use permit under [MKZ 18.39.030](#).
16. Millcreek has received many complaints and concerns from the property owners and residents who live on 775 E regarding the tenants and employees of the facility parking along 775 E due to insufficient parking spaces onsite making access to their properties difficult for residents, mail, and garbage.
17. The Unified Fire Authority has expressed concerns about accessing both the subject property and all the properties located on 775 E due to the excessive parking in their lot and along 775 E making it difficult for their emergency vehicles to fit down the road.
18. As of the writing of this staff report, the applicant has not provided the information requested by Staff and the Planning Commission.
19. Staff is unable to make findings regarding adequate parking, that the property is functionally being used for seniors aged 55+, the number of units in the building, and the manner in which parking is assigned through tenant leases.

Street view imagery from July 2025 indicates the significant use of off-street parking along the property's 775 E frontage:



The following street view imagery was taken on November 25, 2025, at 11:00am showing 775 E:



The following image is of the subject property's parking lot taken at the same time as the previous street images:



CONCLUSIONS:

1. The proposed removal of the zoning condition will allow the property to be operated as a multiple-household dwelling rather than an assisted living facility.
2. The zoning condition removal would not change the adopted Future Land Use Map which shows the land use designation as Mixed Use 1.
3. The zoning condition removal would formally expand access to moderate income senior housing, a goal supported by the Millcreek General Plan.
4. The most recent site plan submitted to the Planning Department shows the property would meet the minimum parking space requirements by re-striping the existing parking lot.
5. There are access and mobility concerns along 775 E that have come about due to the overflow of parking from the subject property.
6. The applicant's proposal to restripe the parking lot is insufficient to meet the parking demand, given observed overflow parking on a narrow residential road. Additional off-street parking is warranted given the current occupancy.
7. The property owner has not provided the requested information and

PLANNING STAFF RECOMMENDATIONS

Millcreek Community Council:

On Dec 2nd, 2025, Millcreek Community Council held a meeting to review, discuss, and take public comment pertaining to the proposal and made a unanimous recommendation against the proposal to remove the zoning condition on the subject property. The Council was in agreement that at this time there was not a sufficient parking plan in place to address the parking issues that have been created due to the property being converted from an assisted living facility to a 55+ senior living facility.

Planning Commission Meeting (First Meeting):

The Planning Commission held a public hearing on the applicant's request on Wednesday, December 17th, 2025. At that meeting, the Planning Commission moved to continue the request, so that the parking requirements could be increased, that the applicant provide a plan to provide additional parking, and that the applicant provide additional information on unit occupancy, including documentation that 80% of the units are occupied by persons aged 55 and older.

In the absence of the additional information requested of the applicant, staff recommends that the Planning Commission recommend that the city council not approve the removal of the zoning condition on the property located at 777 E 3900 S and that the property be reverted back to an assisted living facility for the following reasons:

- The property was originally approved and developed as an assisted living facility by Salt Lake County and would be upheld by Millcreek's Planning and Zoning Department.
- The site currently does not meet the applicable standards and requirements for a senior 55+ facility.
- The property owner has not provided the information requested by Staff and the Planning Commission.

SUPPORTING DOCUMENTS

- **Aerial Map**
- **Zoning Map**
- **Land Use Map**
- **Letter of Intent**
- **Applicant's parking lot re-striping plan**
- **County Planning Commission meeting minutes from 1995**
- **Additional County approval documents from 1995**
- **Preliminary Site Plan**
- **Approved Site Plan**
- **Email from Shirl White, Unified Fire Marshal regarding parking and access concerns.**
- **Aerial imagery over the last few years showing the street parking on 775 E.**

Zoning Map



Land Use Map



Jack Straw
Director of Planning and Entitlements
Pacifica Companies
jstraw@pacificacompanies.com
619-889-0583



Date: 6/16/2025

City of Millcreek
Planning and Zoning Department
3330 South 1300 East
Millcreek, UT 84106

Re: Letter of Intent for Zoning Condition Removal — 777 E 3900 S, Millcreek, UT (The Laurel)

Dear Millcreek City Planning Commission,

On behalf of Pacifica Companies, I am submitting this Letter of Intent in support of our application to remove the existing zoning condition tied to the property at 777 E 3900 S, Millcreek, currently zoned R-M/zc. The current condition restricts occupancy to individuals aged 62 and older.

We are requesting the removal of this condition to allow for a broader senior housing model. Following this change, we plan to seek a Conditional Use Permit to operate the project as a 55+ age-restricted community, consistent with the Housing for Older Persons Act (HOPA).

This adjustment will better align with market needs while preserving the original intent of providing quality housing for older adults. The Laurel will continue to enhance the neighborhood and contribute to Millcreek's goals for housing diversity and livability.

Thank you for your consideration. Please contact me with any questions or if additional information is needed.

Sincerely,
Preston Reading
Project Manager
Navigate CM & Development

preston@nvgte.com

801-574-4965

Required Parking

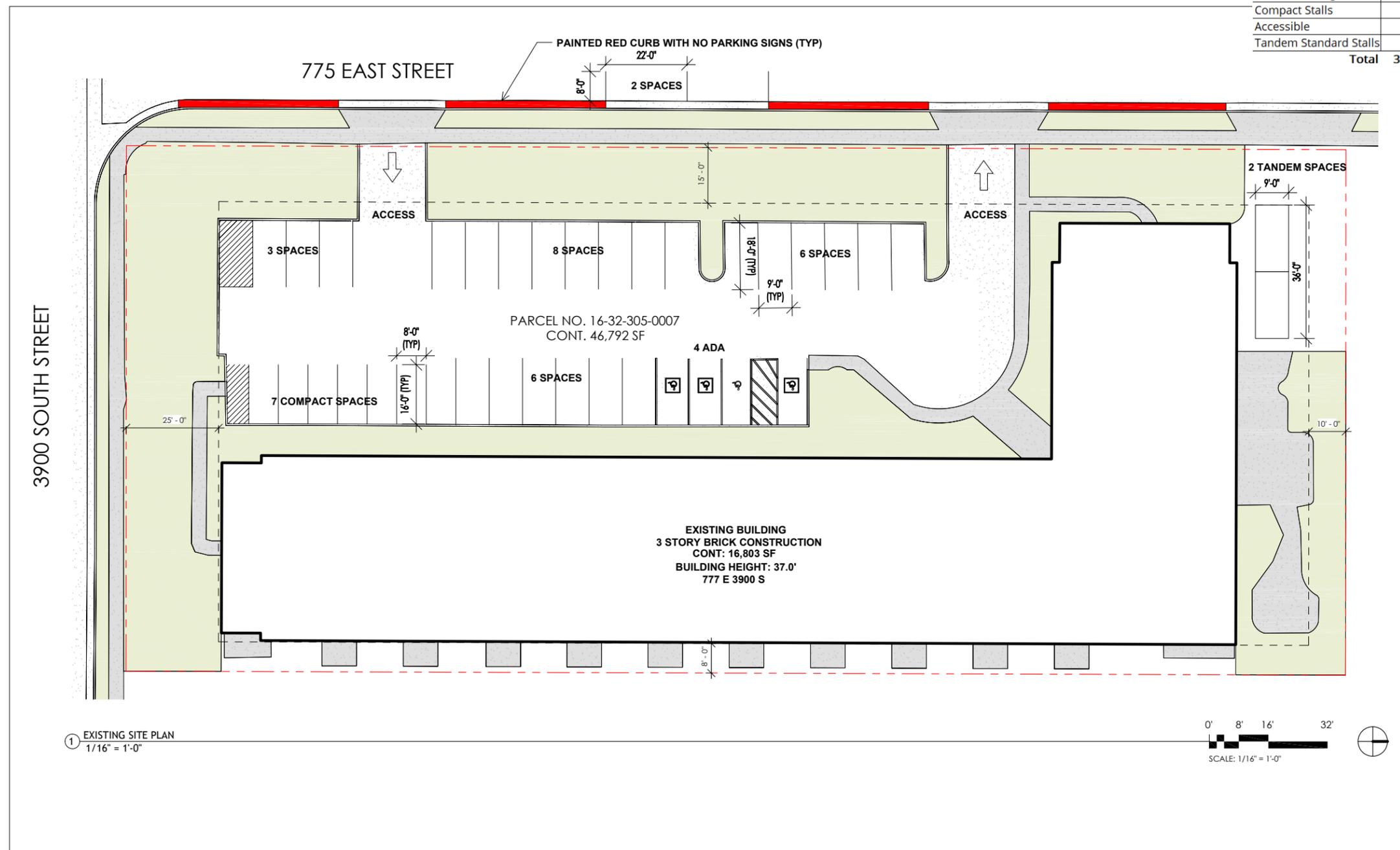
Residential Use	Min. Required	Total Units	Parking Req'd
Senior (55+ Housing)	0.5 spaces per unit	70 ¹	35

1 - The complex initially had 74 total units. However, one is a model with furniture that is not leased and three are used as administration and

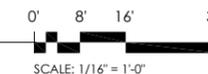
Proposed Parking

Stall Type	QTY	Notes
Standard Stalls	23	9' x 18'
Off Site Parking	2	8' X 22'
Compact Stalls	7	8' x 16' (20% of total stalls required)
Accessible	4	Two standard and two van accessible
Tandem Standard Stalls	2	9' x 18'

Total 38



1 EXISTING SITE PLAN
1/16" = 1'-0"



**SALT LAKE COUNTY PLANNING COMMISSION
JULY 25, 1995**

associated with the golf course are requested.

By motion seconded, the Planning Commission approved this application subject to staff recommendations.

GENERAL PLAN AMENDMENT - DECISION

PL-95-0004 - SALT LAKE COUNTY PLANNING COMMISSION - SIGMA CORPORATION - AMENDMENT TO THE MILLCREEK GENERAL PLAN TO SHOW PROPERTY LOCATED AT 777 E. 3900 S. AS HIGH DENSITY RESIDENTIAL

Tom Roach - The applicants request is to change the medium density designation on the adopted Millcreek Community Land Use Plan to a high density designation for the 1.07 acre property. The proposal is to construct a 75 unit elderly residential facility.

The General Plan text supports high density development at this location, if, the development design creates a compatible arrangement with the row of duplex dwellings that exist along 755 East.

With the information that has been presented and reviewed the staff is confident that a quality development will be constructed that is compatible with surrounding uses and creates a desirable transition that will protect the duplex subdivision along 777 East. Planning staff recommends approval of application PL-95-0004 amending the Millcreek Community General Plan to show properties at this location as high density residential. Staff also recommends approval of PL-95-4047, rezoning to R-M.

Catherine Platt - Planning Commission Vice Chairman - What is the difference between a change in the General Plan and the Master Plan?

Tom Roach - A General Plan is the current language that we are using. It is no longer considered a Master Plan.

Bill Marsh - They are both basically the same. The terminology that is used in the State law is the General Plan. So staff has started to use that terminology. There is no difference in the process.

Catherine Platt - Planning Commission Vice Chairman - If this is a process that is going to take place starting with our action today, should we rezone it right away?

Tom Roach - You will have your decision on the rezoning application today also.

Bill Marsh - When you get down to that application staff has recommended approval subject to the approval of the General Plan change.

David Brems - Planning Commission Chairman - That plan change will be finalized by the County Commission.

Bill Marsh - Yes, there is a hearing process that it has to go through. We normally try to take them to the County Commission at the same time.

Catherine Platt - Planning Commission Vice Chairman - So that is the point of having them all together.

John Young - It helps expedite the application.

By motion seconded, the Planning Commission approved this application as outlined by staff.

PL-95-4047 - SIGMA CORPORATION - 777 E. 3900 S. - FROM R-2-10 & R-2-6.5 TO R-M ZONE - 1.1 ACRES - MILLCREEK

The Planning Division staff recommends the application be approved as it is compatible with the master plan if amended.

Staff recommends approval subject to the master plan amendment being approved by the County Commission.

By motion seconded, the Planning Commission approved this application as outlined by staff. Thereby being subject to final approval by the County Commission of the General Plan change.

ZONING DECISION - NO ADDITIONAL TESTIMONY IS ALLOWED EXCEPT AS REQUESTED BY A PLANNING

**SALT LAKE COUNTY PLANNING COMMISSION
JULY 25, 1995**

4. Submit three copies of building elevations to the staff for review and final approval.
5. Install curb, gutter and sidewalk on all public streets.
6. No signs are approved with this request, they require separate approval.
7. Install a 6' high solid visual barrier wood fence or masonry wall around the periphery of the property excluding the front yard setback.
8. Review upon complaint.
9. Finalization of the rezoning (PL-95-4051) to C-2.

By motion seconded, the Planning Commission approved this application subject to staff recommendations.

PL-95-2141 - THE BEEHIVE HOUSE - 1142 & 1166 E. MURRAY-HOLLADAY RD. (4780 S.) - ELDERLY APARTMENTS (65 YEARS & OLDER) -R-M ZONE - SO COTT

John Young - This application was continued from the last meeting to allow the applicant time to meet with the Community Council. The site plan submitted with the application did not allow for the widening of Murray-Holladay Road. The applicant in the meeting indicated he has a new site plan, but has not submitted it to staff for review. The site plan in the file does not work.

Staff recommends the application be continued to 8/8/95, to allow time for the new site plan to be submitted.

NOTE: Staff has received a new site plan and hopes to have time to review it before the meeting. If it works, it could be approved subject to the following:

1. Meet with the staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, i.e.; Fire Department, City-County Health Dept., Urban Hydrology, Transportation Engineer, etc.
3. Dedication of 40' from center line of Murray-Holladay Road to Salt Lake County for street right-of-way.
4. Submit three copies of a planting and sprinkling plan showing types, sizes and placement of plant material to the staff for review and approval.
5. Submit three copies of building elevations to the staff for review and final approval.
6. Install curb, gutter and sidewalk on all public streets.
7. Install a 6' high solid visual barrier wood fence or masonry wall around the periphery of the property excluding the front yard setback.
8. Finalization of the rezoning.

Tracy Stocking - This falls between a traditional apartment building and a nursing home. There really is no defined use for this with a related parking requirement. Based on existing similar uses in Salt Lake City and County the ratio for parking seems to be one parking stall for every two apartments. That is also the ratio that H.U.D. uses for elderly housing. We feel like the 20 stalls we've asked for is appropriate and can accommodate the use of the building.

David Brems - Planning Commission Chairman - There is a new ordinance that is in progress right now which requires one parking space per unit in an elderly housing apartment complex such as this. You are going to need to meet that requirement, wait for us to approve that or you are going to need to go to the Board of Adjustment. We can not waive that parking requirement for you here today.

Tom Halladay - Millcreek Community Council - Submitted a letter in support of this project based upon the parking issue being taken care of. There is also a home out in front. We are not sure what is going to happen to that, but the property line is 1' away from the wall.

By motion seconded, the Planning Commission approved this application subject to staff recommendations. Adding 9, that any reduction in the parking is subject to Board of Adjustment approval. Adding 10, residents must be 62 years and older as this has been proposed as an elderly housing project.

PL-95-2149 - SIGMA CORP. - 777 E. 3900 S. - RESIDENTIAL HEALTH CARE FACILITY - R-2-10 & R-2-6.5 ZONE - MILLCREEK

John Young - The applicant is proposing a residential health care facility with 75 apartments and 38 parking spaces. Access is by two driveways from 775 East. There is no access from the property to 3900 South. The building is a three story structure and has an 8' side yard on the east. The property to the north & west has been developed with duplexes on a 50' residential street. The proposed building will be very intense at this location.

**SALT LAKE COUNTY PLANNING COMMISSION
JULY 25, 1995**

Staff recommends the application be continued to 8/8/95, to allow the applicant time to submit a new site plan that increases the east side yard to at least 15', reduces at least a portion of the building to two stories and shows additional green space for the residents to use.

Hal Hansen - Sigma Corporation - We have redesigned the site plan in accordance with one of the requirements that Bill Marsh gave use a few weeks ago. Moving the ingress into the property back from 40' to 60' from the corner in accordance with the code. We were able to increase the green space by 300 sq.ft.

Steven Fetter - Representing the Lunds - They own four duplex units directly to the north of this property. We do not have any objections to the elevation of this project. We don't have any objections to either the height or the setbacks as stipulated by the applicant.

Steve Hansen - Sigma Corporation - Approximately 50% of the main level is dedicated to common area for dining and recreation. The majority of the dwelling units will be on the upper floors.

By motion seconded, the Planning Commission approved this application subject to staff recommendations. This approval is contingent upon the Board of Adjustment approval of regarding the parking, if required. The minimum age of the residents to be 62 years old.

PL-95-2152 - HORMAN CONSTRUCTION - 3673-3711 S. 900 E. - MULTI-FAMILY HOUSING - C-2 ZONE - MILLCREEK

The applicant proposes a high density residential project of 120 units in 10 buildings. The density is approximately 24.75 units per acre. The site plan shows no landscaping between the street and the parking areas and includes the public right-of-way within the boundary of the site. The density of this project should be reduced to approximately 20 units per acre and the plan redesigned to allow the buildings and open space to relate to each other rather than isolating the buildings from each other and from the green area.

Staff recommends the application be continued to 8/8/95, to allow the applicant time to submit a new site plan.

By motion seconded, the Planning Commission continued this application to the meeting of August 8, 1995.

PL-95-2153 - ALEXANDER C. & VANAE E. MORRIS - 7199 S. 2700 E. - PRIVATE EDUCATIONAL INSTITUTION (30 STUDENTS PER SESSION) R-1-8 ZONE - COTT HTS

David Brems - Planning Commission Chairman - Left the meeting before this item was concluded.

John Young - This application was continued from the last meeting to allow the applicant time to meet with the community to try to resolve the neighbor's concerns. This school is proposed to be operated in a non-standard method with students & staff arriving & leaving throughout the day. The applicant has met with the Traffic Engineer to resolve those issues. The number of students has been reduced from 60 to 30 and the applicant has agreed to transport at least 18 of those students.

If the Planning Commission determines this is an appropriate use, staff recommends the following conditions:

1. Meet with the staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, i.e.; Fire Department, City-County Health Dept., Urban Hydrology, Transportation Engineer, etc.
3. Submit three copies of a planting and sprinkling plan showing types, sizes and placement of plant material to the staff for review and approval.
4. No signs are approved with this request, they require separate approval.
5. Maximum number of students to be 30.
6. Transport by van at least 18 of the 30 students, more if possible.
7. **No parking allowed on 2700 East.**
8. Curb, gutter and sidewalk to be constructed on 2700 East.
9. Driveway to be designated "one way." The southernmost driveway to be for entry and the northernmost driveway to be for exit.
10. Comply with all roadway standards.
11. Install a 6' high solid visual barrier wood fence or masonry wall along the northeast & south property lines.

Vanae Morris - 7216 S. 2825 E. - We did meet with the neighbors. We answered their questions. We've talked with the agencies that have made recommendations to Development Services staff. All of which have recommended

Final Approval Letter

December 19, 1995

HAL HANSEN
SIGMA CORPORATION
2090 E. RAINBOW POINTE, SUITE 200
SLC UT 84124-1721

FILE COPY



Salt Lake County
Public Works
Department

Development Services
Division

Randy Horiuchi
Salt Lake County
Commissioner

Lonnie L. Johnson
Director of Public Works

Ken Jones
Division Director

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RE PL-95-2149 - A RESIDENTIAL HEALTH CARE FACILITY (77 UNITS) AT 777 E. 3900 S.
APPROVAL DATE: AUGUST 22, 1995

THIS LETTER AND THE ENCLOSED APPROVED SITE PLAN CONSTITUTE THE CONDITIONAL USE PERMIT AND APPROVAL FOR YOUR APPLICATION. All improvements which are required by the Salt Lake County Zoning Ordinance or Planning Commission action must be installed or bonded for, prior to the final electrical inspection approval by the Building Inspector (power to panel), or if no electrical inspection is required, prior to the issuance of any Occupancy Permit for the land being developed, or commencement of the approved Conditional Use.

Following is a list of improvements and conditions required by this approval:

1. All areas not approved for structures, parking, access or other construction which occupies space on the land must be landscaped with live-plant material and sprinkler system. Landscaped areas shall be maintained.
2. Highback curb, gutter and sidewalk must be installed along the property lines which abut any public road or street, and are subject to approval by Engineering Services, 468-2448.
3. All parking areas and access drives must be hard surfaced with asphalt or concrete, and graded and drained to dispose of surface water as approved by Engineering Services.
4. Parking areas and/or access drives adjacent to residential uses or zones must be screened with a six-foot high solid visual masonry or wood barrier. Development Services may determine the type of visual barrier to be used.
5. Provisions must be made to prevent automobiles or other vehicles from coming into contact with fences or walls.
6. Any lighting on the property must be installed so as to deflect light away from residential uses.
7. The following additional conditions are required by the Planning Commission:
 - A. Agree to the recommendations from other agencies, i.e.; Fire Department, City-County Health Dept., Urban Hydrology, Transportation Engineer, etc.
 - B. Submit three copies of a planting and sprinkling plan showing types, sizes and placement of plant material to the staff for review and approval by February 1, 1996.
 - C. Residents must be 62 years of age or older.

Any business operating at these premises must obtain a business license.

Sincerely,

A handwritten signature in cursive script that reads 'J. Warren Reynolds'.

J. Warren Reynolds
Planner

JWR/jr

cc: Fire Department
Development Engineering
Business License
Urban Hydrology

Preliminary Approval Letter

July 26, 1995

HAL HANSEN
SIGMA CORPORATION
2090 E. RAINBOW POINTE, SUITE 200
SLC UT 84124-1721

RE: PL-95-2149 - A RESIDENTIAL HEALTH CARE FACILITY (72 UNITS)
AT 777 EAST 3900 SOUTH

THIS IS NOT A CONDITIONAL USE PERMIT. Upon completion of the following conditions you will receive the conditional use permit which consists of a letter of final approval with an approved site plan.

On July 25, 1995, the Salt Lake County Planning Commission granted preliminary approval of your request, subject to the following conditions:

1. Meet with the staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, i.e.; Fire Department, City-County Health Dept., Urban Hydrology, Transportation Engineer, etc.
3. Any dedication that may be needed on 3900 South for street widening is subject to the County Transportation Engineer's recommendation.
4. Submit three copies of a planting and sprinkling plan showing types, sizes and placement of plant material to the staff for review and approval.
5. Submit three copies of building elevations to the staff for review and final approval.
6. Install curb, gutter and sidewalk on all public streets at the new and correct alignment.
7. Install a 6' high solid visual barrier wood fence or masonry wall along the north and east property lines.
8. Finalization of the rezoning and approval of the master plan amendment by the County Commission.
9. Board of Adjustment approval for parking if required. **Note:** (19 parking spaces are required. 38 have been provided. Board of Adjustment approval **is not required.**)
10. Residents must be 62 years of age or older.

Note: You must obtain the final conditional use and a building permit within 24 months of the date of the Planning Commission action or this approval will expire.



Salt Lake County
Public Works
Department

Development Services
Division

Randy Horiuchi
Salt Lake County
Commissioner

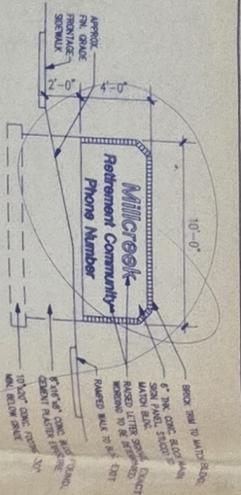
Lonnie L. Johnson
Director of Public Works

Ken Jones
Division Director

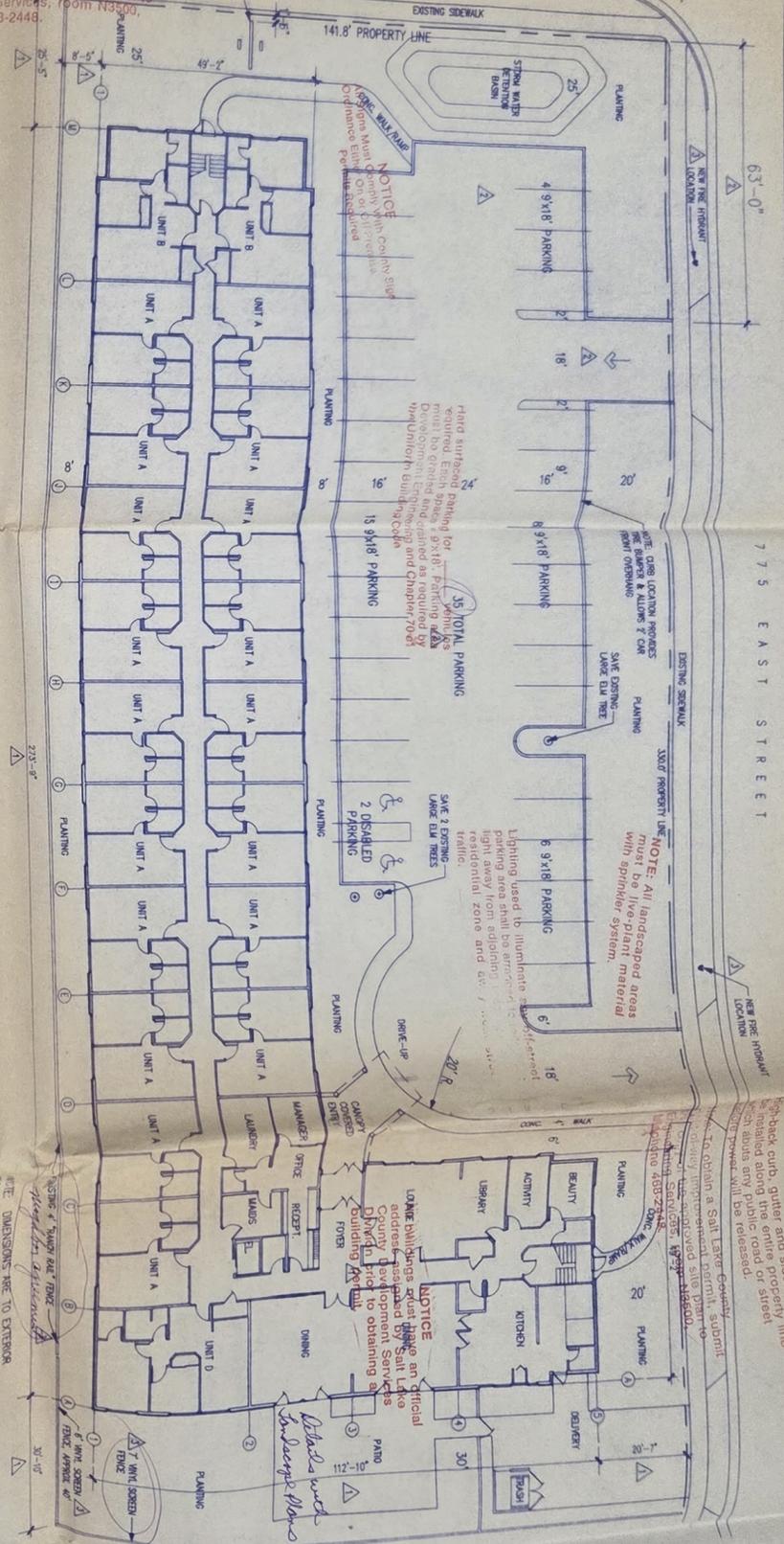
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TDD (801) 468-2877
Fax (801) 468-2169
Printed on Recycled Paper

Millcreek Retirement Community

SIGN DETAIL
SCALE: 1/4" = 1'-0"



Note: To obtain a Salt Lake County Right-of-Way Improvement permit, submit this copy of the approved site plan to Engineering Services, Room N3500, telephone 468-2448.



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"
21 UNITS THIS LEVEL

GENERAL NOTES:

1. ALL WORK SHALL COMPLY STRICTLY WITH THE 1994 EDITION OF THE UTAH BUILDING CODE AND ALL STATE & LOCAL ORDINANCES.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE NOT TO BE SCALE. ANY DIMENSIONAL DISCREPANCIES SHALL BE CLARIFIED WITH THE ARCHITECT.
4. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNUSUAL GEOTECHNICAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY UPON BEGAINING CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF SAID CONDITIONS.
6. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY UTILITY OWNERS IMMEDIATELY OF ANY PROBLEMS OR POTENTIAL PROBLEMS WITH UTILITIES.
7. CONTRACTOR & SUB-CONTRACTORS SHALL VERIFY THAT ALL MATERIALS AND METHODS OF CONSTRUCTION ARE APPROVED BY THE ARCHITECT.
8. MECHANICAL & ELECTRICAL SUB-CONTRACTORS ARE TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AS INDICATED ON THE ARCHITECTURAL PLANS AS APPLICABLE.
9. DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN ARE APPROXIMATE. SEE CIVIL ENGINEERING DRAWINGS FOR ACTUAL ACCESSIBLE SITE & BUILDING LAYOUT.

BUILDING CODE INFORMATION:

BASED ON THE 1994 EDITION OF THE UTAH BUILDING CODE
OCCUPANCY GROUP - R-1, APARTMENT HOUSES
CONSTRUCTION TYPE - TYPE V, 1 HOUR RATED
ALLOWED SQUARE FOOTAGE
10500 SQ. FT. ± 2 (FOR BATHS STORES) = 21,000 SQ. FT.
INCREASE FOR SEPARATION ON TWO STORES = 42,000 SQ. FT.
50 % = 21,000 SQ. FT. ADDITIONAL
TOTAL ALLOWABLE SQ. FT. = 42,000 + 21,000 = 63,000 SQ. FT.
ACTUAL SQUARE FOOTAGE
13,460 SQ. FT. 750 LEVEL + 3 LEVELS = 44,918 SQ. FT.
ALLOWABLE BUILDING HEIGHT - 3 STORES
ACTUAL BUILDING HEIGHT - 3 STORES
UNIT SEPARATION - ALL LIVING UNITS ARE SEPARATED FROM EACH OTHER BY ONE HOUR FIRE RESISTING PARTY WALL & FLOOR/CEILING ASSEMBLIES.
CORRIDORS ARE OF ONE HOUR RATED CONSTRUCTION WITH 20 MINUTE RATED CEILING.
STAIRWAYS & ELEVATOR SHAFT ARE OF ONE HOUR RATED CONSTRUCTION WITH 1 HOUR RATED CEILING.
DISABLED ACCESSIBILITY REQUIRED: PER THE 1994 EDITION OF THE UTAH BUILDING CODE 2 % OF THE LIVING UNITS AND ALL ADJACENT AREAS MUST BE ACCESSIBLE. 2 % OF 77 = 2 ACCESSIBLE UNITS.
DISABLED ACCESSIBILITY PROVIDED: ALL AREAS OF THE BUILDING ARE ACCESSIBLE & 7 LIVING UNITS ARE ACCESSIBLE/ADAPTABLE.

BUILDING SQ. FT. & % DATA:

LIVING UNITS
UNIT A - 415 SQ. FT., ONE BEDROOM, ONE BATH - 98 UNITS = 27,550 SQ. FT.
UNIT B - 652 SQ. FT., TWO BEDROOM, ONE BATH - 10 UNITS = 6,520 SQ. FT.
UNIT C - 510 SQ. FT., ONE BEDROOM, ONE BATH - 4 UNITS = 2,040 SQ. FT.
UNIT D - 704 SQ. FT., TWO BEDROOM, ONE BATH - 3 UNITS = 2,112 SQ. FT.
UNIT E - 315 SQ. FT., STUDIO, ONE BATH - 2 UNITS = 630 SQ. FT.
TOTAL = 77 UNITS = 36,852 SQ. FT.
COMMON ACTIVITY & MANAGEMENT AREA - 634 SQ. FT. OF BUILDING = 4,228 SQ. FT.
CORRIDORS, STAIRS & ELEVATOR AREA - 1,100 SQ. FT. OF BUILDING = 6,438 SQ. FT.
TOTAL BUILDING AREA = 49,518 SQ. FT.

GEOTECHNICAL AND SOILS REPORTS

Approval based on compliance with the recommendations contained in the geotechnical and soil reports.

INDEX OF DRAWINGS

SITE PLAN & TITLE SHEET	SP-1
BUILDING PLANS AT 1/8" SCALE	A-1
BUILDING ELEVATIONS AT 1/8" SCALE	A-2
UNIT LEVEL BUILDING PLAN AT 1/8" SCALE	A-3
WALKER LEVEL BUILDING PLAN AT 1/8" SCALE	A-4
UPPER LEVEL BUILDING PLAN AT 1/8" SCALE	A-5
ROOF PLAN AT 1/8" SCALE	A-6
BUILDING ELEVATIONS	A-7
BUILDING SECTIONS	A-8
UNITS A & B PLANS	A-9
UNITS C, D & E PLANS	A-10
KITCHEN & ACTIVITY AREA PLANS	A-11
ENTRY & MANAGEMENT AREA PLANS	A-12
STAIRWAY & ELEVATOR SECTIONS & DETAILS	A-13
WALL SECTIONS	A-14
SCHEDULES & DETAILS	A-15
FOOTING & FOUNDATION PLAN & SCHEDULE	A-16
SECOND FLOOR FINISHING PLAN	A-17
THIRD FLOOR FINISHING PLAN	S-1
ROOF FINISHING PLAN	S-2
STRUCTURAL DETAILS & SCHEDULE	S-3
GENERAL STRUCTURAL NOTES	S-4
CIVIL ENGINEERING GRADING & DRAINAGE PLAN	S-5
CIVIL ENGINEERING UTILITY PLAN	S-6
	S-7
	S-8
	S-9
	S-10
	S-11
	S-12
	S-13
	S-14
	S-15
	S-16
	S-17
	S-18
	S-19
	S-20
	S-21
	S-22
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	S-41
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	S-44
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	S-91
	S-92
	S-93
	S-94
	S-95
	S-96
	S-97
	S-98
	S-99
	S-100

SITE PLAN & TITLE SHEET
MILLCREEK RETIREMENT COMMUNITY
777 EAST 3900 SOUTH, SALT LAKE COUNTY, UTAH
AN ELDERLY RESIDENTIAL CARE FACILITY BY THE SIGMA CORPORATION

KENNETH LYNN HANSEN
ARCHITECT
7180 SOUTH 2300 EAST, SALT LAKE CITY, UTAH 84121 (801) 944-8833



CONTRACTOR & SUBS TO VERIFY THEY HAVE LATEST PLANS & SPECS PRIOR TO CONSTRUCTION.
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SP-1

DATE: OCTOBER 5, 1995
FILE: KEN C. TEMPLER
SHEET NUMBER: SP-1

RE: [Ext] ZT-25-004 - The Laurel - 777 E 3900 S

From Shirl White <swhite@unifiedfireut.gov>
Date Tue 11/25/2025 8:33 AM
To Zackery Wendel <zwendel@millcreekut.gov>

Thanks Zack,

Yes, the problem that has been created with the change to apartments has been excessive parking in their lot and on the street. This creates access problems in both areas. The street (775 East) is not wide enough for the parking that has taken place. Additional parking should be acquired in another location rather than in these areas.

Thank you... much appreciated.



Shirl White
Fire Inspector
Unified Fire Authority
4965 South Redwood Rd.
Taylorsville, Utah 84123
Phone: 801-824-3717
swhite@unifiedfire.org



From: Zackery Wendel <zwendel@millcreekut.gov>
Sent: Monday, November 24, 2025 4:07 PM
To: Shirl White <swhite@unifiedfireut.gov>
Cc: Trudi Hawes <thawes@millcreekut.gov>
Subject: Re: ZT-25-004 - The Laurel - 777 E 3900 S

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. Contact UFA IT support.

Hey Shirl,

I am currently writing my staff report for the Laurel and wanted to know what concerns and issues you have for the property. I know that in the past there were discussions on the parking situation at the Laurel that made it difficult for emergency services.

Let me know what you think and if there is anything you would like me to add to the report.

RE: [Ext] Access and Egress Issues The Laurel at Millcreek

From Stephen Rowbottom <srowbottom@millcreekut.gov>

Date Tue 12/9/2025 11:30 AM

To Shirl White <swhite@unifiedfireut.gov>; banderton@unifiedfireut.gov <banderton@unifiedfireut.gov>; kmillard@unifiedfireut.gov <kmillard@unifiedfireut.gov>; Wwatkins@unifiedfireut.gov <Wwatkins@unifiedfireut.gov>; SGray@unifiedfireut.gov <SGray@unifiedfireut.gov>; Zackery Wendel <zwendel@millcreekut.gov>; Planner <planner@millcreekut.gov>; Francis Lilly <flilly@millcreekut.gov>

Cc Chance Peck <cpeck@millcreekut.gov>; Dustin Eberspacher <deberspacher@millcreekut.gov>; Thom Desirant <tdesirant@millcreekut.gov>

Hi Shirl,

I am including Millcreek Planning and Zoning Department on this email. They are currently working with The Laurel on a revised parking plan and zoning issues. The Laurel is scheduled for a Planning Commission meeting on December 17th and a City Council meeting on January 12th. Planning is compiling their staff report for the meetings. If you have specific requests, comments, or items that you would like to add please respond to everyone in this email.

Thanks

Steve Rowbottom
Business License Inspector

Office: 801-214-2716

Cell: 801-688-8602

Millcreekut.gov



From: Shirl White <swhite@unifiedfireut.gov>

Sent: Tuesday, December 9, 2025 6:13 AM

To: Dustin Eberspacher <deberspacher@millcreekut.gov>

Cc: Brian Anderton <banderton@unifiedfireut.gov>; Kelly Millard <kmillard@unifiedfireut.gov>; Wade T. Watkins <Wwatkins@unifiedfireut.gov>; Stewart Gray <SGray@unifiedfireut.gov>

Subject: RE: [Ext] Access and Egress Issues

Good Morning Dustin,

The email below was sent by UFA Captain Millard. It is my understanding that the Laurel has submitted a parking plan to the City that hopefully addresses the issues long term. In the meantime is there anything that can be done now to help resolve fire access concerns for our emergency responders at this location.

Thank you.

Respectfully,



Shirl White
Fire Inspector
Unified Fire Authority
4965 South Redwood Rd.
Taylorsville, Utah 84123
Phone: 801-824-3717
swhite@unifiedfire.org



From: Kelly Millard <kmillard@unifiedfireut.gov>
Sent: Friday, December 5, 2025 6:34 PM
To: Shirl White <swhite@unifiedfireut.gov>
Cc: Brian Anderton <banderton@unifiedfireut.gov>
Subject: Access and Egress Issues

Shirl,

We respond to 777 East 3900 South (The Laurel at Millcreek Apartments) complex often. We are having issues getting our Engine in and out of the complex due to the parking on 775 East. Vehicles are parked close to the corner of 3900 South and on the corners of the two entrances to the complex. There are times we have to park on 775 East and just block the whole road while we are on a call. Is there anything we can do in this area to make sure there is enough clearance to get in and out of the complex? Let me know if I can do anything to help get this accomplished.

Thanks,

Kelly Millard, Captain

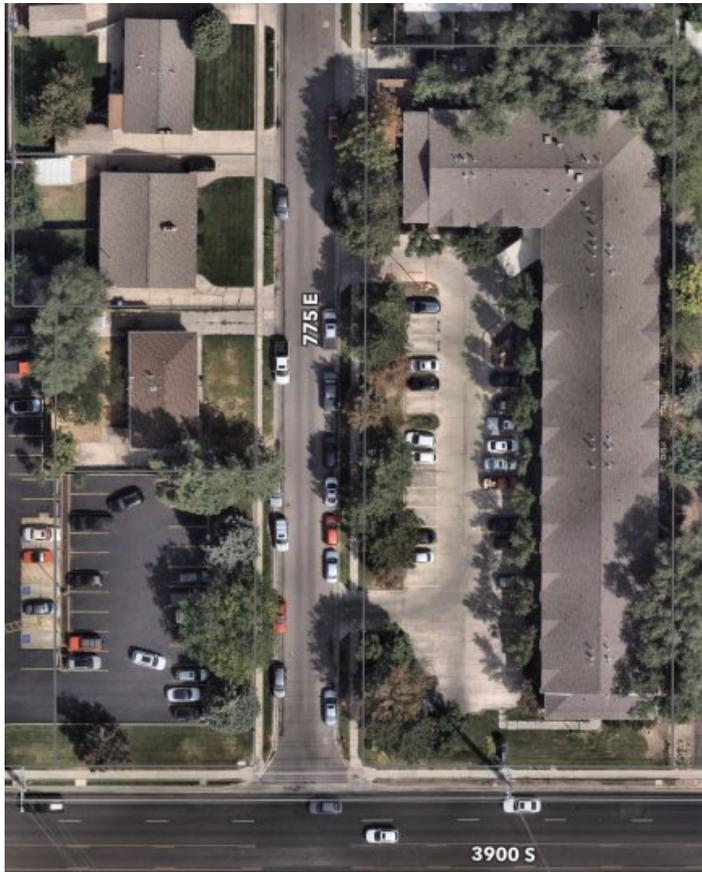
Unified Fire Authority

Station 101C

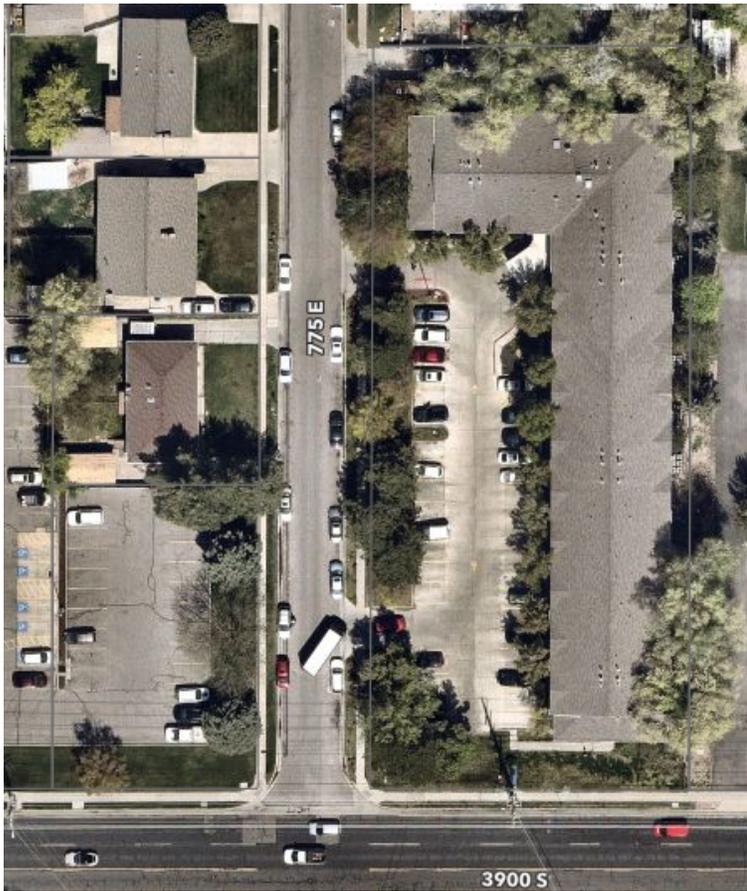
kmillard@unifiedfireut.gov

801-554-4839

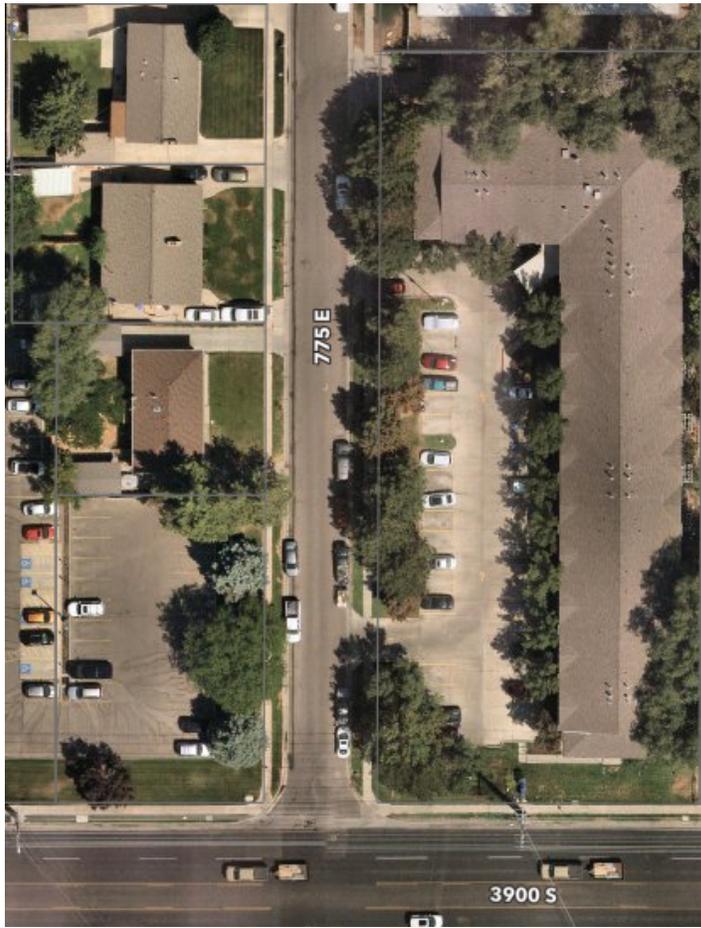
Wed Sept 3rd, 2025



Tue April 22nd, 2025



Wed Aug 7th, 2024



Fri Mar 22nd, 2024

