



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Millcreek Township Planning Commission

Public Meeting Agenda

June 18, 2009

9:00 A.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.
ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear applicant and public comment, as well as agency and staff recommendations, prior to making a recommendation or decision on land use applications filed with Salt Lake County. A Pre-meeting with the Planning Commission will be held at 8:00 A.M., in the Planning and Development Services conference room N3500.

Decision Items

Approval of May 21, 2006 Minutes

Conditional Use

- 24624 The Unified Fire Authority is proposing a new fire station on a 1.40 acre site located at 798 East 3900 South in R-2-10 Zone. Millcreek Community Council. Planner: Craig A. Hinckley.
- 24708 Deanne Leatherman of Young Electric Sign Company on behalf of The Multimedia Centers (TMC) – 2870 E. 3300 S. – The applicant is requesting Conditional Use approval of an Electronic Message Center Sign. The sign is a large-screen television display. – Zone: (C-2 Community Commercial) – Community Council: East Millcreek – Planner: Spencer G. Sanders

Zoning Map Amendment

- 24660 Larry Stepp – 545-547 W. 3900 S. and 539 W. Meadowbrook Expressway – The applicant is requesting approval of a Zone Change from the M-1 Manufacturing Zone (Light Industrial) and the C-1 Commercial Zone (Neighborhood Commercial) to the C-3 Commercial Zone (Commercial, Warehouse and Wholesale). The applicant is making this request in order to allow a massage therapist business in the western building and an outdoor dining area associated with the existing restaurant in the eastern building of the subject property. These uses are not allowed in the current M-1 and C-1 zones

Discussion Only Items – No Decision will be rendered at this meeting.

Conditional Use

- 24688 – Applicant Gary Gowers has applied for a Site Plan Amendment to a previously approved Conditional Use to add an additional accessory building to the existing car washing facility. The address is 1990 East 3300 South. The current zone for the property is C-1 (Commercial); and the property is 1.0 Acre in size. Community Council – Millcreek; Planner – Travis D. VanEkelenburg
- 24718 Brad Smith of Galloway and Company on behalf of Home Depot – 3398 S. Highland Drive – The applicant is requesting Conditional Use Approval to Amended the existing site plan and conditions of approval for the Home Depot site. The applicant is proposing to: 1) Add trees near the existing retention facility on the west side of the property; 2) Eliminate two parking stalls along the west side of the parking lot to convert to landscaped islands; 3) Utilize 5 parking space at the northeast corner of the west parking for shed display; 4) Enclose parking along the south side of the building into a fenced in area for materials storage; 5) Expand seasonal outdoor display areas in the parking lots and in front of the building; 6) Increase delivery, site/building maintenance, and trash pick-up hours from between 7 am and 10 pm to 24 hours; and 7) Addition of light shields to certain light fixtures. Zone: C-2 – Community Council: Millcreek – Planner: Spencer G Sanders.

MILLCREEK TOWNSHIP PLANNING COMMISSION
Hearing and Meeting Procedures

Agenda items that are open to public participation are generally conducted as follows:

- ▶ An application or request will be introduced by the Salt Lake County Planning Staff member assigned to the matter.
- ▶ The applicant or a designated representative will be allowed 15 minutes to make a presentation.
- ▶ A representative of the relevant community council may present that council's recommendation on the matter.
- ▶ Persons in favor of, or not opposed to, the application or request will be invited to make comments on the matter.
- ▶ Persons opposed to any part of the application or request will be invited to make comments on the matter.
- ▶ The Applicant may be allowed a short time to respond to issues raised by previous speakers.
- ▶ The public hearing portion for the matter will be closed, and the Planning Commission and Staff will discuss the application or request and decide such further action as may be warranted. This may include approval, approval with conditions, denial, tabling or continuance.



General Guidelines for Speakers

- The Chair will invite speakers to the lectern.
- Speakers will give their names and addresses before making comments. This is important, as the proceedings are recorded.
- Public comments are to be addressed to the Planning Commissioners and not to the Staff or members of the audience.
- If there are several individuals who wish to comment on a matter, the Chair may limit each person's time (usually two to three minutes). If a person represents a group of individuals with similar views, more time will be permitted (depending on the size of the group and the issues raised).

!!!! Please turn all cell phones and other electronic devices to OFF, MUTE or VIBRATE. Cell phone conversations in the Commission chambers are not permitted.