

SALT LAKE COUNTY
PUBLIC WORKS OPERATIONS

SNOW REMOVAL UPDATE

STREET PRIORITY

First Priority: High traffic roads, school zones, steeper hills, and arterial and collector roads receive top plowing priority.

Second Priority: Streets through residential subdivisions, including roads that connect to a collector street

Third Priority: Cul-de-sacs, circles and dead-end streets. Please note this could take up to 48 hours after a major snowstorm ends.

Safety first! When it keeps snowing, we continue to plow the bigger streets so safety vehicles can access main roads. We also take into account emergency situations



THINGS RESIDENTS CAN DO

- Don’t park on the street
  We might not be able to safely plow a street there are cars parked on.
- Understand some roads are lower priority and be patient in large snow events
- If possible, refrain from driving during snow events
  This helps us clear roads more efficiently and safer
- Don’t blow/shovel snow onto road when clearing driveway or sidewalks
  - Snow can refreeze and cause ice build up
- Please keep a safe distance from snowplows. Be aware that snowplows may back up at any time. Do not pass snowplows while they are plowing.

Don’t park on the street







We might not be able to safely plow a street there are cars parked on.



IMAGINE TRYING TO DRIVE YOUR VEHICLE IN THIS CUL-DE-SAC… WHAT ABOUT A HUGE SNOW PLOW TRUCK? THIS IS WHAT OUR DRIVERS RUN INTO! (NO PUN INTENDED!)

WHY DO WE PUSH SNOW WHERE WE DO?

- Weight of snow and traction on road sometimes determines location
- Fire hydrants, ADA Ramps, school crossings, Driveways, Mailboxes all must be considered
- Plows come back after the storm to push edges back to widen the road for future snow storage
- The snow in a large intersection had to go somewhere



WHY IS MY STREET NOT PLOWED

- Snow is still falling
- People blow snow back into the road
- Time
- Large storm
- Too many cars parked on the road

LET’S HELP EACH OTHER!

Provide feedback

Our snow plow drivers want to do a good job. We are always open for ideas and feedback on improvement.

Education

We are happy to provide your residents with helpful information to share in your your e-mails, newsletters, communication etc.

WHO WANTS TO GO ON A SNOW PLOW RIDE-ALONG?

Thank you!

For 24-Hour Dispatch for Street Maintenance, Sidewalk Repair, Snowplows, Storm Drain Maintenance, and Traffic Signals: Please Call **(385) 468-6101.**

Or email us at: **pwops-online@slco.org**



Millcreek City Hall
3330 South 1300 East
Millcreek, Utah 84106
millcreek.us

Planning & Zoning
(801) 214-2700
planner@millcreek.us

File #ZM-23-006

CITY COUNCIL STAFF REPORT

Meeting Date: October 18, 2023 - Millcreek Planning Commission

Applicant: Tariq Mughal

Property Address: 2888 E 3300 S

Acreage: .32 acres

Zone: C-2 (Commercial Zone) to R-M (Multi-family Residential)

Prepared By: Carlos Estudillo, Planner 1

SUMMARY OF REQUEST

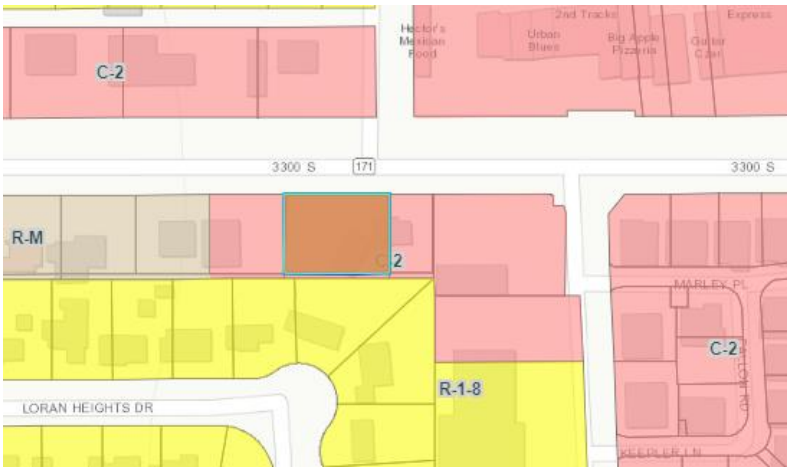
The applicant is seeking to **rezone** a lot from the C-2 (Commercial Zone) to the R-M (Multi-family Residential) to accommodate a 6-unit residential development, with the intention of subdividing them for owner occupancy. If approved, the zone change would enable the applicant to get six residential units, whereas the current C-2 zone only permits residential units if a commercial aspect is also provided as part of the proposal.

On January 18th, 2023. The Millcreek Planning Commission granted preliminary conditional use approval to application CU-22-019, to build a boutique hotel, consisting of nineteen (19) units, located at the same location. However, the application couldn't be materialized, pushing the applicant to return for a new conditional use, this time with a rezone application attached.

A development agreement may accompany this application to ensure that the proposed site plan is executed as approved. Conditions to be discussed and subjected to Community Council and Planning Commission's recommendations.

SITE & VECINITY DESCRIPTION

The lot is located at 2888 E 3300 S and equal .32 acres. The vicinity is composed of single-family dwellings (R-1-8) to the south, residential multifamily (R-M) to the east, and commercial (C-2) to the north and east of the subjected parcels.



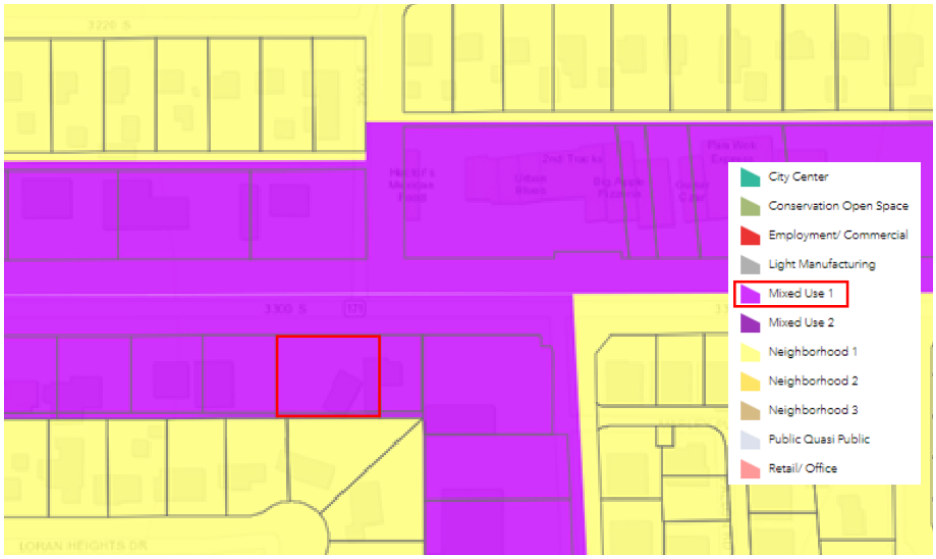
Some of the characteristics of the proposed development for this rezone are (see attached site plans):

- The future project will consist of six (6) townhome units capped at thirty-five (35) feet high, well below the maximum required height in the R-M zone, which is forty-five (45) feet.
- The project's proposed footprint is 39% of the site, meeting the requirements set forth in MKZ 19.44 (Residential Multi-family).
- The project's proposed **open space area** is 40% of the site, meeting the requirements, as per MKZ 19.44 (Residential Multi-family).
- Every unit will be built with a two-car garage, and two guest parking stalls (6 units x .25 = 1.5 stalls) meeting the parking requirements, as per MKZ 19.80 (Parking and Mobility Standards).
- Water-wise planting is envisioned to compose all landscape, as set forth in MKZ 19.77 (Landscape standards).
- All architectural requirements have been met, including frontage requirements, as set forth in MKZ 19.44 (Residential Multi-family).
- No amenities are required or proposed.



GENERAL PLAN CONSIDERATIONS

The lot at 2888 E 3300 S is considered to be under the "Mixed-use 1" future land use classification. The primary use in the "Mixed use 1" is a mix of commercial, retail, professional offices, medium density residential and service-oriented uses. This would provide opportunities for a mix of pedestrian and transit-oriented uses, as well as to infill and redevelop, and/or reuse vacant buildings or underutilized sites in a matter that does not clash with the surrounding neighborhood in terms of use, mass, height, and scale.



MIXED-USE 1	***Primary:*** A mix of commercial, retail, professional offices, medium density residential, and service oriented uses. ***Secondary***: Civic and government uses, as well pocket parks, community gardens, and other small-scale gathering spaces.	Development along Mixed-Use 1 Corridors will generally be 1 to 2 stories. Development abutting a lower-intensity, established residential neighborhoods should provide transitions in massing and height.	• Provides opportunities for a mix of pedestrian and transit oriented uses. • Infill and redevelopment, and/ or the adaptive reuse of vacant buildings or underutilized sites are encouraged, but not in a manner that clashes with the surrounding neighborhood in terms of use, mass, height and scale.

Describe how the proposed changes implement the General Plan. Make specific references to the goals and strategies in the general plan as follows:

1. ***GOAL N-1: Preserve and enhance the physical elements that define each neighborhood's character.***

    a. *Strategy 1.4: Update plans and City Codes to allow for mixed uses in appropriate locations in ways that support "complete" neighborhoods where shopping, entertainment and recreation are accessible and convenient.*

    b. *Strategy 1.5: Ensure that new infill development is compatible with existing neighborhoods by regulating structure sizes and heights; building forms and materials; yard setbacks; streetscape character; height and bulk transitions; buffering; and other factors.*

    c. *Strategy 1.6: Protect neighborhood character by appropriately controlling home occupations and business activities in residential areas.*

If the rezone is granted, residential units would be added to a commercial corridor, allowing the neighborhood to be supported as a "complete" neighborhood, where residential and commercial are accessible and convenient. The re-development of this property would be compatible with the existing neighborhood, as the parcel is in the "residential height transition buffer" zone, which further restricts the maximum height allowed to thirty-five (35) feet. Finally, the applicant's intention is to create owner occupancy, further controlling home occupations and business activities.

- ***GOAL N-2: Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.***

    a. *Strategy 1.3: Apply and/or create zoning in and around centers (identified on the Future Land Use Map) that allows for and supports a variety of housing types.*
    b. *Strategy 1.4: Support development projects in centers and mixed-use corridors that provide a variety of housing types and sizes to serve a range of demographic sectors and meet the needs of residents and families through various life stages and income levels.*

If the rezone is granted, the R-M zone could create opportunities that would allow and support a variety of housing types, as the R-M zone allows for multiple types and styles of residential and office/employment units that may serve residents and families through various life stages and income levels.

- ***GOAL N-6: Encourage and support the integration of appropriate mixed-use development in selected neighborhoods.***

    a. *Strategy 6.1: Focus incentives for mixed-use development within centers and mixed-use corridors that have the potential for enhanced multimodal access and walkability.*

If the rezone is granted, the applicant's proposal may continue the infill development wave seen in the neighborhood as of late, matching the goals of the general plan for a mixed-use corridor.

NEIGHBORHOOD RESPONSE

The applicant held an on-site neighborhood meeting on August 19th, 2023. Several residents from the surrounding area attended, mainly with questions as to what was being proposed. The consensus was positive, as long as the proposed residential units are approved for owner occupancy.

COMMUNITY COUNCIL RESPONSE

The Canyon Rim Citizens Association unanimously approved a motion to recommend a rezone from C-2 to R-M, to accommodate the proposed six-unit residential development as presented by staff, with no further recommendations or conditions.

The East Millcreek Community Council unanimously approved a motion to recommend a rezone from C-2

to R-M to accommodate the proposed six-unit residential development; However, members of the East Millcreek Community Council proposed the following conditions or items to address in a potential development agreement:

- Units to be allowed for owner occupancy.
- No Short-term rentals written in the CC&R's.
- No left turns on 3300 South, coming out of parking lot.
- A ten (10) feet fence to be placed along the south property line, against the R-1 neighborhood. The fence must be composed of sturdy materials such as brick or masonry.
- No motion lights, balcony screens, or any mitigation to protect the privacy of the R-1 neighborhood, just south of the subjected lot.

PLANNING COMISSION RESPONSE

Based on the findings, conclusions, recommendations, and the evidence presented, the Millcreek Planning Commission, unanimously voted to recommend approval of application, file number ZM-23-006, to rezone a property on 2888 E 3300 S to the residential R-M Zone, subject to a development agreement as presented with the added condition that it be platted for owner occupancy.

FINDINGS & CONCLUSIONS

Based on the findings listed within this report, the following conclusions can be made:

1. A Multifamily residential use would be in harmony with the current land use designation because the general plan designation for these parcels is under *"Mixed-Use 1",* which its primary intended use is accommodate medium-density residential in mixed-use corridors.

2. The proposal meets the requirements set forth in MKZ 19.44 (Multi-family Residential zone), 19.77 (Landscape standards) and 19.80 (Parking and Mobility Standards).

3. A development agreement will be put in place to best ensure the type, scale, style, materials, orientation, dedication, utilities easements, access, phasing, and other aspects pertaining to the future development of these properties, where the underlying zoning and land use ordinances may be insufficient;

4. 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.

5. The applicant's intention is to plat the proposed units for owner occupancy; However, under the current Millcreek code, units with less than eight (8) may not be subdivided until after finalization of the development. Because an ordinance allowing projects with less than eight (8) to be subdivided within a lot does not exist, a development agreement could not further enforce an applicant to create owner occupancy through plating.

PLANNING STAFF RECOMMENDATION AND MODEL OF MOTION

Based on the above findings and conclusions, staff recommends a motion to recommend approval for application ZM-23-006 to **rezone** the parcel located at 2888 E 3300 S from the C-2 (Commercial zone) to the R-M (Multifamily Residential Zone), subject to the presented development agreement.

SUPPORTING DOCUMENTS

- **Concept Plans**
- **Development Agreement**

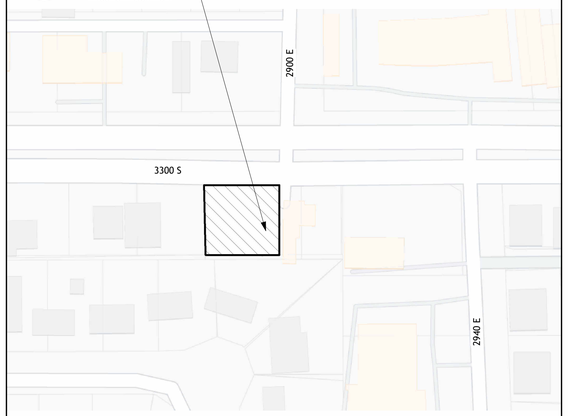
2888 E 3300 S

2888 E 3300 S, Salt Lake City, UT 84109

NOV. 8TH, 2023

N

VICINITY MAP



PROJECT DESCRIPTION:

(6) NEW 2,170 SF. 2 STORY + BASEMENT TOWNHOMES

Sheet Index

Sheet Number	Sheet Name
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1 OF 1	ALTA/NSPS LAND TITLE & TOPOGRAPHY SURVEY
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A203	ELEVATIONS
A901	RENDERINGS
A902	RENDERINGS
A903	RENDERINGS



ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

LICENSED ARCHITECT
#12778939-5301
RUSSELL C. PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

2888 E 3300 S

2888 E 3300 S, Salt Lake City, UT 84109

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: NOV. 8TH, 2023

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

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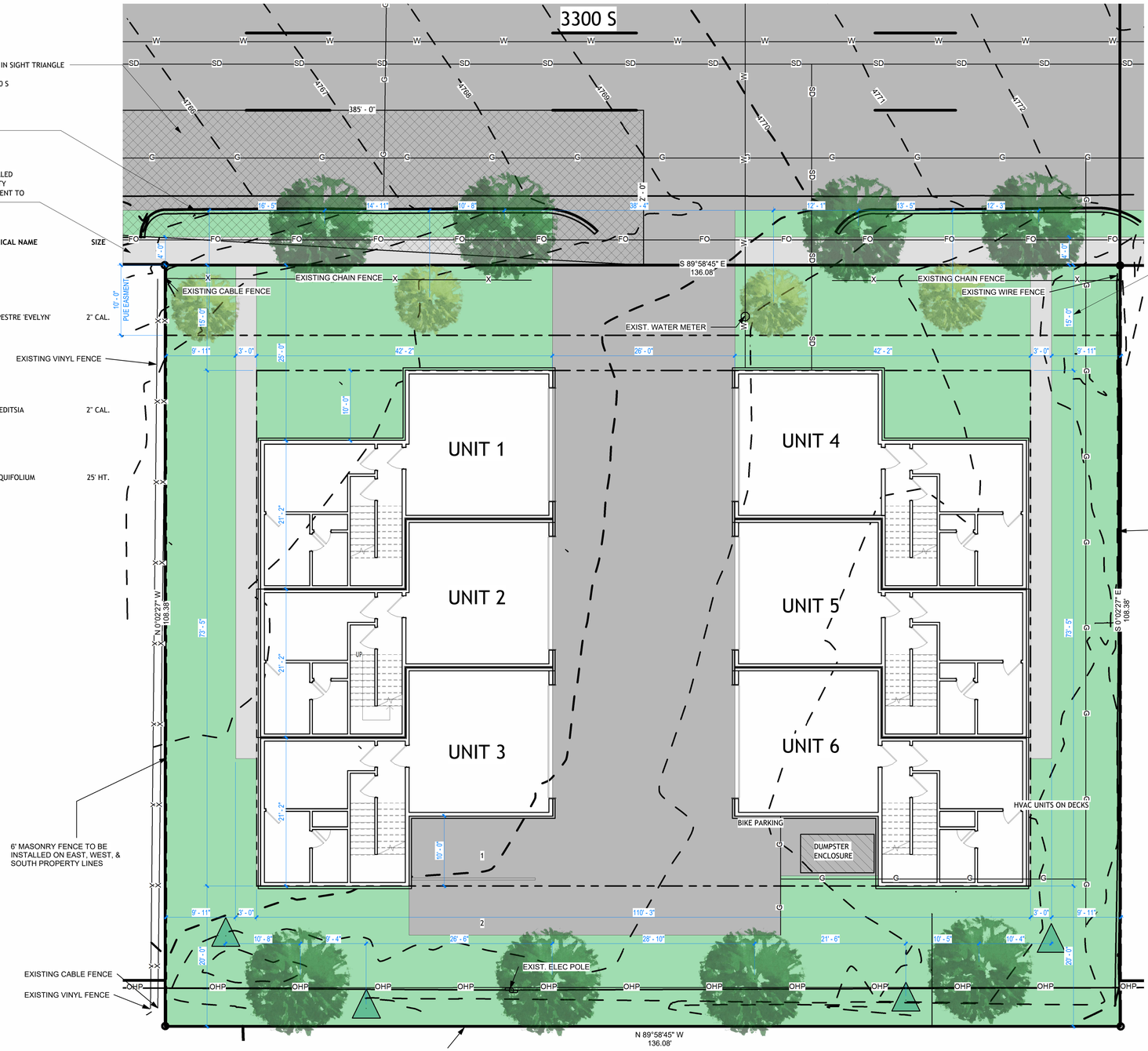
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GENERAL NOTES - SITE PLAN

1. PRIOR TO ANY WORK BEING DONE IN MILLCREEK'S RIGHT OF WAY AN EXCAVATION / ENCROACHMENT PERMIT NEEDS TO BE OBTAINED AT HTTPS://MILLCREEK.US/436/PUBLIC-WORKS-PERMITS P PLEASE CONTACT KALIE BOSKA AT KBOSKA@MILLCREEK.US WITH QUESTIONS
2. PRIOR TO ANY CONSTRUCTION A LAND DISTURBANCE PERMIT IS TO BE OBTAINED AT HTTPS://MILLCREEKUTPW.PORTAL.IWORQ.NET/PORTALHOME/MILLCREEKUTPW PLEASE CONTACT AARON ROBERTS AT AROBERTS@MILLCREEK.US WITH QUESTIONS.
3. ALL ROW IMPROVEMENTS WILL BE COMPLETED PER UDOT, MILLCREEK AND APWA STANDARDS. ANY ROW NOT MEETING THE REQUIREMENTS WILL BE REJECTED AT C/O.
4. PER MILLCREEK CODE 18.06.060 AND UDOT, STREET LIGHTING ALONG 3300 SO. MAY BE REQUIRED TO ILLUMINATE 3300 SOUTH.

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	8	QUEEN ELIZABETH HEDGE MAPE	ACER CAMPESTRE 'EVELYN'	2" CAL.
	4	HONEYLOCUST	GLEDITSIA	2" CAL.
	4	ENGLISH HOLLY	IIEX AQUIFOLIUM	25' HT.



Area Schedule (Site Area)			
Name	Area	Comments	Percent
Hardscape			
Building	5,353 SF	Hardscape	36.3%
Road	3,058 SF	Hardscape	20.8%
Sidewalk	422 SF	Hardscape	2.9%
	8,833 SF		60.0%
Open Space			
Landscaping	5,898 SF	Open Space	40.0%
	5,898 SF		40.0%

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

N

0 4' 8' 16'
0 2"
1/8" = 1'-0"

MUNICIPAL ZONE
CURRENTLY: C-2
PROPOSED: RM

TOTAL ACREAGE 0.32

LEGAL DESCRIPTION:
LOT 4 & THE W 40 FT OF LOT 5, CAPSON SUB.
5403-1177, 5478-1985 5478-1986 5482-1280
5484-2970, 5498-1019, 1018 5498-1024 5866-0344
6068-1670 6159-0683 6317-2549 8209-0662
8324-2488 8492-9474 8953-9185 08992-3094

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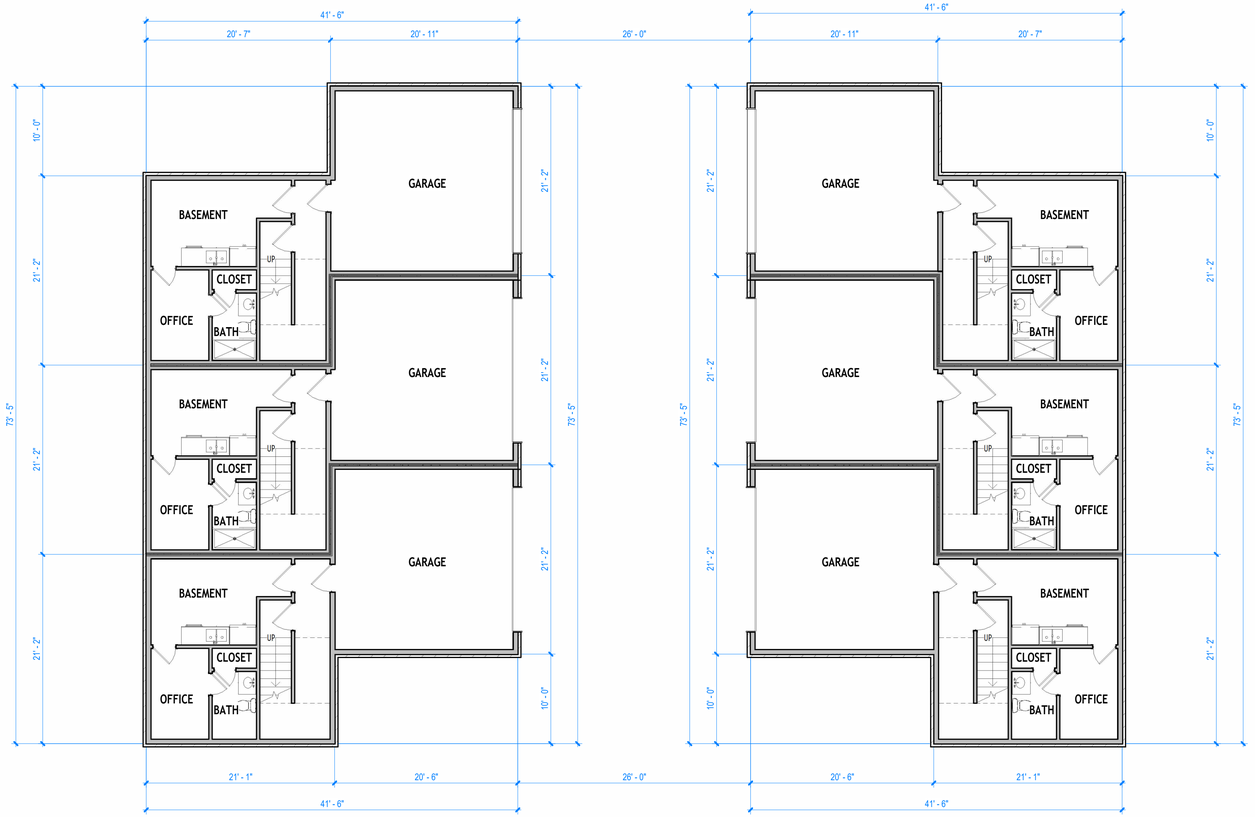
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SHEET TITLE:
ARCHITECTURAL SITE/ LANDSCAPE PLAN

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AS101

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1 GARAGE LEVEL
1/8" = 1'-0"

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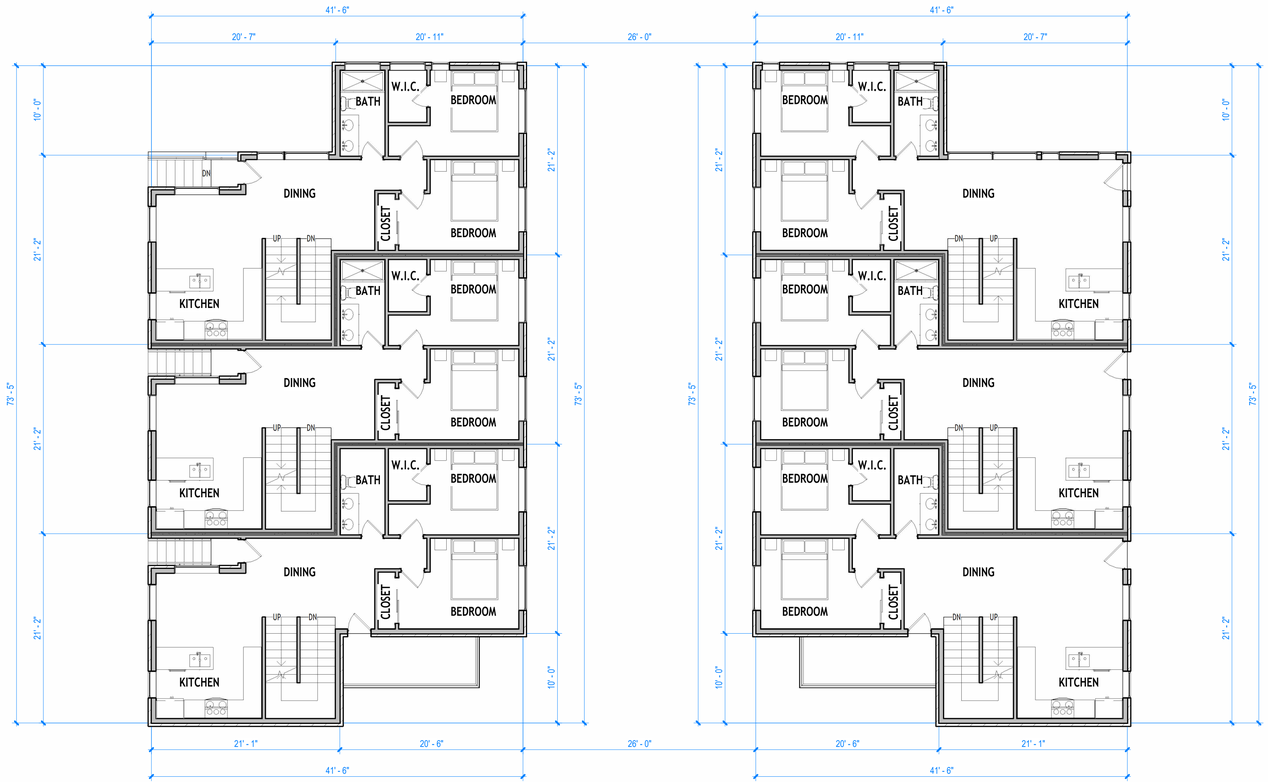
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GARAGE LEVEL

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A101

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1 MAIN LEVEL
1/8" = 1'-0"

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MAIN LEVEL

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1 UPPER LEVEL
1/8" = 1'-0"

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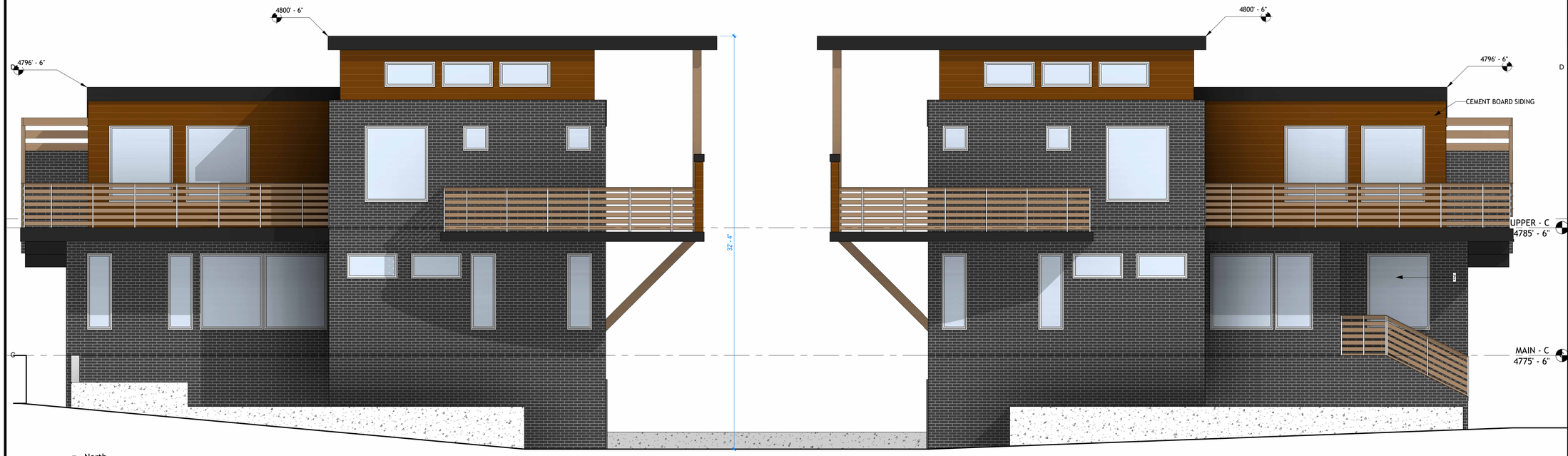
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UPPER LEVEL

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A103

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GENERAL NOTES - ELEVATIONS

1. WHERE REQUIRED OR PROVIDED FOR RESIDENTIAL BUILDINGS, BALCONIES OR PATIO SHALL HAVE AN OPAQUE FENCE THAT IS AT LEAST THREE FEET TALL.



1 North
1/4" = 1'-0"

NORTH ELEVATION - STREET FACING FACADE

BRICK: 1,367 SF. 82%
SIMULATED WOOD; CEMENT BOARD SIDING: 296 SF. 18%
TOTAL: 1,663 SF.

BRICK COMPRISING 80% BRICK SHALL HAVE 2 MASSING OR FACADE DESIGN ELEMENTS:

1. VISUAL BREAKS ALONG THE STREET-FACING FAçADE SUCH AS HORIZONTAL ARTICULATION IN THE PLANE OF THE FAçADE BY AT LEAST 2 FEET.

5.- UNLESS REQUIRED AS A STEPBACK, USABLE TERRACES AT LEAST 10 FEET IN DEPTH ALONG THE STREET FACING FACADES. USABLE TERRACES MUST PROVIDE EITHER PRIVATE OR COMMON LEISURE SPACE.

MAIN FLOOR - FIRST FLOOR OF FACADE

WINDOWS: 248 SF. 30%
WALLS: 566 SF. 70%
TOTAL: 814 SF.

UPPER FLOOR - SECOND FLOOR OF FACADE

WINDOWS: 98 SF. 25%
WALLS: 300 SF. 75%
TOTAL: 398 SF.



2 East
1/4" = 1'-0"

EAST ELEVATION

BRICK: 600 SF. 60%
SIMULATED WOOD; CEMENT BOARD SIDING: 392 SF. 40%
TOTAL: 992 SF.

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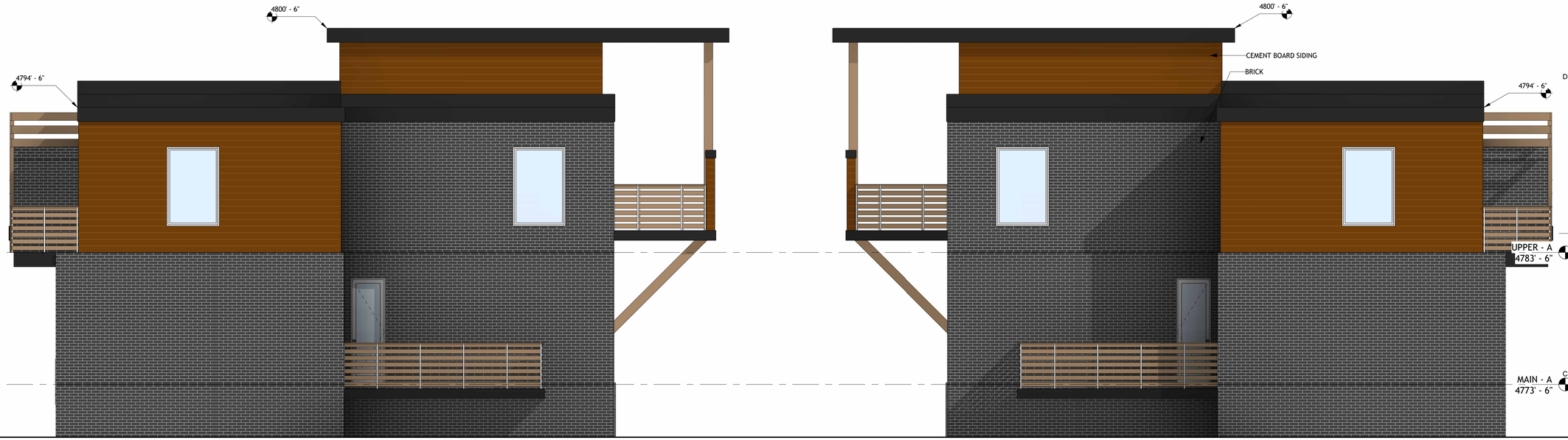
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ELEVATIONS

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GENERAL NOTES - ELEVATIONS

1. WHERE REQUIRED OR PROVIDED FOR RESIDENTIAL BUILDINGS, BALCONIES OR PATIO SHALL HAVE AN OPAQUE FENCE THAT IS AT LEAST THREE FEET TALL.



1 South
1/4" = 1'-0"

SOUTH ELEVATION

BRICK: 1,232 SF. 77%
SIMULATED WOOD; CEMENT BOARD SIDING: 363 SF. 23%
TOTAL: 1,595 SF.



2 West
1/4" = 1'-0"

WEST ELEVATION

BRICK: 600 SF. 60%
SIMULATED WOOD; CEMENT BOARD SIDING: 392 SF. 40%
TOTAL: 992 SF.

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ELEVATIONS

SHEET NUMBER:
A202

GENERAL NOTES - ELEVATIONS

1. WHERE REQUIRED OR PROVIDED FOR RESIDENTIAL BUILDINGS, BALCONIES OR PATIO SHALL HAVE AN OPAQUE FENCE THAT IS AT LEAST THREE FEET TALL.



1 Courtyard East
1/4" = 1'-0"

COURTYARD EAST ELEVATION

BRICK: 1,180 SF. 88%
SIMULATED WOOD; CEMENT BOARD SIDING: 154 SF. 12%
TOTAL: 1,334 SF.



2 Courtyard West
1/4" = 1'-0"

COURTYARD WEST ELEVATION

BRICK: 1,180 SF. 88%
SIMULATED WOOD; CEMENT BOARD SIDING: 154 SF. 12%
TOTAL: 1,334 SF.

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R. 9127889830
RUSSELL C. PLATT
STATE OF UTAH

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2888 E 3300 S, Salt Lake City, UT 84109

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ELEVATIONS

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A203

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#12778893-0301
RUSSELL C PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

2888 E 3300 S

2888 E 3300 S, Salt Lake City, UT 84109

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: NOV. 8TH, 2023

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
RPA PROJECT #:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

COPYRIGHT:
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SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A901

Last Plotted: 11/8/2023 10:09:25 AM









ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

LICENSED ARCHITECT
#12778939
RUSSELL C PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

2888 E 3300 S

2888 E 3300 S, Salt Lake City, UT 84109

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: NOV. 8TH, 2023

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OWNER PROJECT #:
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DRAWN BY:
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SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A902

Last Plotted: 11/8/2023 10:09:29 AM









ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

LICENSED ARCHITECT
RUSSELL PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

2888 E 3300 S

2888 E 3300 S, Salt Lake City, UT 84109

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: NOV. 8TH, 2023

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
RPA PROJECT #:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

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SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A903

Last Plotted: 11/8/2023 10:09:33 AM

Millcreek Community Development
3330 South 1300 East
Millcreek, Utah 84106
Phone: (801) 214-2750

ESSENTIAL QUESTIONS FOR ZONING MAP AMENDMENTS, DEVELOPMENT AGREEMENTS, AND CITY INITIATIVES

The Millcreek Together general plan identifies essential questions at the end of each chapter of the plan. These questions will help the community councils, planning commission, and city council make findings as they make a decision regarding a zoning map amendment, development agreement, or city initiative.

Realizing that not all these questions will be applicable to every decision, these questions should be considered as a tool to focus on and provide implementation of each theme identified in the general plan.

Unique Neighborhoods

Does the project or initiative…

1. Support adopted and relevant small area and neighborhood plans?

   Yes. This small community will enhance the overall neighborhood.

2. Encourage additional investment or reinvestment in neighborhoods?

   Yes. This will be a significant investment in the Millcreek City

3. Positively contribute to a diversity of affordable housing choices?

   Yes. This small development will definitely benefit towards that.

4. Stay within the existing mass, scale, and height of the immediate neighborhood?

   Yes. We will comply with all set backs and height restrictions.

5. Create options for new gathering areas or centers where possible?

Yes. This will be individually owned and occupied.

6. Support the redevelopment of blighted and/or underperforming properties?

Definitely yes. Every business on this lot has left. We will create value in Millcreek by its

7. Enhance the connection of neighborhoods to trails, parks, recreation, and open spaces?

This property is already very close to mountain trails & parks.

8. Enhance cultural, historical, educational, and/or human service opportunities to support neighborhoods?

Definitely yes as these six units will be owner occupied.

Thriving Economy

Does the project or initiative...

1. Advance the Goals and Policies of the Economic Development Plan?

Yes, it increases individual ownership and responsibility in Millcreek.

2. Support the retention of existing Millcreek businesses?

Yes, it creates residential dwellings on places where businesses have gone out of busir

3. Help attract new businesses in targeted business sectors?

Yes. It will increase Millcreek's population thus, enticing more businesses to provide se

4. Create or enhance a built environment with amenities that will help attract new, skilled talent to Millcreek?

Yes. It will provide quality aaffordable housing for young families to move in

5. Support the creation of new, high-paying and livable wage jobs?

Yes, people who will reside in these units will be gainfully employed

6. Contribute to effective and efficient use of City resources?

Yes. It will utilize and develop a small vacant lot and provide Millcreek with higher tax

7. Provide for balanced budgets and financial stability for the City over the long-term?

N/A

8. Promote renewable, sustainable, and environmentally healthy/friendly business practices and products?

Yes. These units will be built according to the current energy efficiency standards.

9. Support or align with regional business attraction and retention efforts?

Yes. Increased middle class neighborhoods like these will promote better retention of

10. Have a positive impact on the educational competitiveness of Millcreek?

Yes, we will have increased number of families and children. Thus promoting educatio

11. Result in construction and / or renovation that is compatible with the existing mass, scale, and height of the immediate neighborhood?

Yes. Please see attached plans which demonstrates our commitment to the neighborh

Vibrant Gathering Places

Does the project or initiative…

1. Support the overall focus of the Vibrant Gathering Places vision?

   N/A

2. Support the continued development/redevelopment of the City Center, Meadowbrook Center, or Village Centers?

   Yes. This vacant lot will be developed to promote families & businesses

3. Result in additional infill, development, or redevelopment of appropriate types in appropriate locations?

   Yes. This project is essentially an infill development of a lot which is too small for a sui

4. Provide a range of opportunities for transportation access, interconnection of urban centers and enhanced demand and feasibility for multimodal transportation options?

   N/A

5. Result in well designed, well integrated and compatible development?

   Yes. Please see the attached plans.

6. Include, result in or support the creation of new or enhanced places for community interaction?

   Yes, this new development will facilitate a new community and its interaction

7. Enhance connections to and integrate with the City's green infrastructure networks including trails, parks, open space, adjacent communities and public lands?

   N/A

8. Support or incorporate cultural, historical, educational, and/or human service opportunities?

Yes. With more people in Millcreek, there will be more opportunities for such service o

9. Result in places that are inclusive, adaptable, sustainable and resilient?

Yes. This development is being inclusive from the start by involving the neighbors fron

Great Connections

Does the project or initiative...

1. Support the overall focus of the Great Connections theme?

N/A

2. Contribute positively to increased mobility throughout the City, and particularly related to east/ west transportation needs?

N/A

3. Specifically contribute in any way to enhanced transit?

N/A

4. Contribute to enhanced non-motorized transportation systems, connections with them or their use?

Yes. THis project is located within easy walking distance to teh essential household sho

5. Result in fiscally sustainable additions or other changes to the transportation network?

N/A

6. Have a positive impact on walkability?

Yes. The frontage of this project contains over a 100' of sidewalks which will be landsca

7. Support the quality of the environment, including air quality, water quality, and dark skies.

N/A

Health and Environment

Does the project or initiative…

1. Support the overall focus on the Health and Environment theme?

We intend to provide electric car charging to promote less fossil fuel utilization.

2. Incorporate green building principles?

Yes. We will have plenty of open space and patios

3. Enhance pedestrian connectivity in Millcreek?

Yes. We are planning and required to construct new sidewalk which will be landscaped

4. Protect or expand Millcreek's urban tree canopy?

Yes. We intend to increase it.

Outdoor Lifestyle

Does the project or initiative…

1. Support the overall focus on the Outdoor Lifestyle theme?

   Yes. This residential project has outdoor balconies with a direct view of mount Olympu

2. Positively contribute to the safety, security and well-being of residents, and those who use park or open space facilities?

   Yes. This project will promote individual ownership with community responsibility

3. Encourage additional investment or reinvestment in surrounding areas?

   Yes. This infill development will promote significant investment in Millcreek City.

4. Contribute to the connectivity within and between neighborhoods, particularly for walkability, access to multimodal transportation alternatives, and contribution to the feasibility of alternative modes?

   Yes. We intend to promote biking by providing bike parking and electric car charging

5. Enhance the connection to the outdoors, trails, parks, natural areas and green infrastructure?

   Yes. Please see above

6. Increase parks in needed areas of the City?

   We will have more then required (by the city) open space

7. Increase the number of trails along the foothills, Mill Creek Canyon and Neff's Canyon?

   N/A

Enriched Culture

Does the project or initiative…

1. Support the overall focus on our Enriched Culture theme?

   Yes. This project will invite middle class families to move in Millcreek City

2. Add value or help establish a cultural identity within the City?

   Yes. This infill lot development will add significant value to Millcreek City

3. Preserve or incorporate the historic assets of the City or promote this legacy?

   N/A

4. Provide cultural services, opportunities or access to underserved populations or neighbor hoods?

   N/A

5. Incorporate public art in association with this action or decision?

   N/A

6. Support the enhancement of centers of lifelong learning and innovation in the City?

   This project is owned, designed, and will be built by local personnel providing jobs to

Letter of Intent

from the desk of tariq Mughal

September 5, 2023

To:
Millcreek City Planning & Zoning Staff
Millcreek, Utah

Ladies & Gentlemen of the Millcreek City,

We appreciate your help and guidance throughout the process of developing our property located at 3300 S 2888 East. In this packet we hope to provide all relevant information as requested from our latest DRC meeting which was held on August 23rd, 2023. We hope that this information packet will enable you to start the process of re-zoning the parcel(s) located at 3300 S 2888 East from C-2 Commercial to residential.

Objective:
The objective of this application material is to request re-zoning the parcels(s) located at 3300 S 2888 East.

Background:

The parcels on 3300 South 2888 East were acquired by this owner with the intent of developing individually owned residential dwellings which will encourage "live work environment", create individual ownership with individual responsibility towards neighbors and the neighborhood in general. Prior to purchase of this parcel, several telephone conversations with the city planning staff were held leading all the way up through a DRC meeting. Everything appeared well and as this owner was getting ready to apply for a building permit, it was pointed out that the approval process of residential dwellings requires a minimum of 0.5 acre of land and therefore process was put on hold. It was found that a business enterprise needed to be developed on this property instead of a residential project.

Several other business project proposals were evaluated by this owner and other businesses. They ranged from a 19-unit extended stay hotel, an Insta Care clinic, a Jiffy Lube Shop, and an office building. In the end none of these initiatives could materialize due to lack of space for parking and City height restrictions, since the property abuts other residential areas to the South. but in the end did not materialize due.

Proposal / Intent:

We propose a six-unit residential dwelling which will conform to the city's height, parking and all set-back requirements. These units will be individually owned and occupied.

A preliminary community meeting was held on site with the neighbors on August 19th during which frank and open discussions with the neighbors were held. An overwhelming majority of neighbors liked the idea of a smaller footprint and individual ownership of these six units.

A summary of this community meeting is attached as appendix A to this letter of intent.

We appreciate the city's staff in guiding us through this process of rezoning from commercial to residential.

Regards,
(Electronically signed)
Tariq Mughal
2219 East Fisher Lane
Salt Lake City, UT 84109

Appendix A

To:

- CARLOS ESTUDILLO;
- Brad Sanderson <bsanderson@millcreek.us>;
- russell platt <russellplatt@gmail.com>;
- Tariq Mughal

Tue 8/22/2023 11:15 PM

Greetings gentlemen.

First, many thanks for making this neighborhood get-together happen. Not only was it useful for the neighbors to know about the proposed project, it allowed them to ask questions and for us to learn what they want to happen in the neighborhood.

Feedback from neighbors can be organized in 3 different aspects as follows:

1: they like the idea of a smaller impact (only 6 units vs 19 units extended stay) much more. Everyone who came complimented on the design -thanks to Russ. Residential was much more preferred over Commercial aspects of the project.

2: the second item which was brought by several residents who live south of the property and North of Chase bank is that they would NOT like it to be rentals. They feel that rentals tend to bring the whole neighborhood down after a while with its transient nature.

They would like individual ownership which comes with individual responsibility. Some older couples inquired about when it might be ready as they would like to stay in the neighborhood but scale down from the yard upkeep of their homes.

3: last major point was made by a couple of people indicating that every business enterprise on this property has either closed or failed. One lady indicated that she used to fill her gas and pick up popcorn from a previous business but "they all seem to go away". A residential project would be better suited.

Lastly, I would like to add that in the time this lot was on market for sale with the C2 Commercial zoning, several businesses evaluated its potential during the due diligence period. They ranged from opening an Instacare Clinic, a Jiffy Lube, an office building and an extended stay hotel.

In one way or another the business proposal did not prove viable due to city restrictions on height and lot size for parking requirements for a business enterprise.

Once again, thanks for starting the re-zoning process.

Best,
Tariq Mughal

Grandeur Peak Bonneville Shoreline Trail Funding Request

Mayor Silvestrini-

Thank you for Millcreek's and your personal support for construction of the Grandeur Peak segment of the Bonneville Shoreline Trail. And thank you for coming out to walk the completed trail along with Salt Lake County Open Space staff.

As we discussed, unfortunately Trails Utah underestimated the final project cost by $19,000. That was due in part to two items:
$5,661 for an Invasive Weed Study and Management Plan required for our USFS permit, completed by SWCA Consultants (field remediation work was completed by Skyline High Schooll Mountain Bike Team)
$13,500 for contractor jackhammering expense of charged at $1,000 per day to cut trail through rock outcrops.

That brought our total cash outlay to $104,218 versus our current project funds of $85,000, which includes $50,000 from a Utah Office of Outdoor Recreation grant.

We recognize that Millcreek previously donated $10,000 to this project. Unfortunately our efforts to get individual donations has fallen short of our expectations. Therefore, we would greatly appreciate if Millcreek would consider making an additional donation to Tails Utah, 501(c)(3) non-profit.

Thank you-



John Knoblock, Trails Utah Board Chair

Millcreek City Council
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4



Millcreek City Hall
1330 East Chambers Avenue
Millcreek, Utah 84106
801-214-2700
millcreek.us

MILLCREEK HISTORIC PRESERVATION SCOPE OF COLLECTION POLICY

Definitions

"Artifact" is limited to ephemerae that fall within the Scope of Collection.

"Ephemera" means printed documents created for a limited purpose and discarded after use.

What is collected?

- Digital copies of historic documents and photographs pertaining to Millcreek's history.
- Digital audio files of oral histories from Millcreek residents.
- Official documents pertaining to the grassroots efforts to incorporate Millcreek.
- Digital copies of historic video footage of public life in Millcreek, and any news or documentary footage involving Millcreek government, as well as interview footage of elected officials.

What is not collected?

- Any physical object, unless collected temporarily for digitization.
- Digital copies of personal artifacts, letters, or documents that do not pertain to Millcreek's history.
- Video interviews, unless initiated by the City.

The City in its sole discretion will determine if an artifact falls within the Scope of Collection. This determination will be made by city staff in consultation with the members of the Historic Preservation Commission Records Collection & Preservation Sub-Committee. Determinations will be discussed at a regularly scheduled Historic Preservation Commission public meeting.

What is the purpose of the collection?

The purpose of the collection is to increase the awareness of Millcreek's history and to serve as a repository for important documents, artifacts, and other items of historical significance to Millcreek, and to commemorate particular moments in Millcreek's history, including but not limited to:

1. The role of Black pioneers in the founding of the community.
2. Millcreek's development in the mid-20th Century as a suburb.
3. The incorporation of Millcreek as a municipality in 2016.

How will these materials be used?

Primarily, the materials will be accessed through a public-facing web archive. Millcreek will also use these materials in the City's physical and electronic newsletters and at public events, as well as for other forms of public outreach deemed appropriate by Millcreek.

How will the collection be organized?

The collection will be divided into the following sub-collections: Each sub-collection will include photographs, maps, advertising and promotional materials, and relevant official records from schools and other civic institutions with a presence in Millcreek. The sub-collections are as follows:

1. Pre-Pioneer Settlement, Pre-1847
2. Early Settlement and Milling Period, 1848-1877
3. Community Building, Black Settlement & Transition Period, 1878-1904
4. From Prosperity to the Great Depression, 1904-1938
5. Subdivision Development, 1939-1957
6. Suburban and Late Twentieth Century Development, 1958-1977
7. Millcreek from 1978 to Today

What is the process for submitting an artifact to Millcreek?

Millcreek will receive a document through one of the following methods:

1. Digital Submittal

   Millcreek prefers that artifacts be submitted digitally.
   a. Submitter will include an intake form describing how the artifact fits within the Scope of Collection, along with a digital copy of the artifact.
   b. Millcreek staff will determine if the artifact fits within the Scope of Collection, and the Historic Preservation Commission will review determinations at a public meeting. (alternative: Subcommittee will determine this at a meeting organized by staff)
   c. Submitter will issue a Deed of Gift to Millcreek on a form provided by Millcreek.

2. Physical Submittal of Photographs, Maps, Advertising and Promotional Material, and Relevant Official Records from Schools and Other Civic Institutions Located in Millcreek.

   a. Submitter shall schedule an appointment with the Planning Director or designee for submission of a physical artifact for scanning.
   b. Submitter will include an intake form describing how the artifact fits within the Scope of Collection, along with the physical artifact, which will be held in temporary custody.
   c. Millcreek will determine if the artifact fits within the Scope of Collection.
   d. Millcreek will scan the artifact and will make best efforts to return the physical copy of the artifact within 2 weeks of submittal.
   e. Submitter will issue a Deed of Gift to Millcreek on a form provided by Millcreek. The Deed of Gift will, among other things, declare that the artifact becomes a public record subject to the Government Records Access and Management Act, Utah Code Title 63G Chapter 2.

f. Millcreek will announce an opportunity for the community to submit physical artifacts twice each year.

Returning Artifacts in Temporary Custody

In the event that Millcreek determines that an artifact does not fall within the Scope of Collection, or if Millcreek has digitized an artifact upon request of its owner, Millcreek will undertake the following steps to return the object to its owner:

1. Millcreek will attempt to communicate via phone and email to request that the owner retrieve the artifact.
2. If no contact is established with the owner within one week, Millcreek will send a letter via First Class Mail to the owner requesting that the owner retrieve the artifact.
3. If Millcreek remains in custody of the artifact three weeks after the letter is sent to the owner, Millcreek reserves the right to dispose of the artifact in a manner of its choosing.
4. Upon request, Millcreek will mail or hand-deliver the artifact to the owner's address.

MILLCREEK, UTAH
RESOLUTION NO. 23-51

A RESOLUTION AUTHORIZING THE CITY TO INTERVENE IN AND/OR PARTICIPATE IN ANY PROCEEDINGS BEFORE THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY, REGARDING ANY APPROVAL ORDER GRANTED TO GRANITE CONSTRUCTION COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR A PROPOSED PERMANENT AGGREGATE MINING, CRUSHING AND SCREENING FACILITY KNOWN AS THE I-80 SOUTH QUARRY AND TO ENGAGE LEGAL COUNSEL TO ADVISE AND REPRESENT THE CITY IN SUCH PROCEEDINGS

WHEREAS, the Millcreek Council ("Council") met in regular session on November 27, 2023 to consider, among other things, authorizing the City to intervene in and participate in any proceedings before the Utah Department of Environmental Quality, Division of Air Quality, regarding any Approval Order granted to Granite Construction Company, its successors or assigns, for a proposed permanent aggregate mining, crushing and screening facility known as the I-80 South Quarry ("Parleys Mining Operations") and to engage legal counsel to advise and represent the City in such proceedings; and

WHEREAS, in 2022, Granite Construction Company filed a Notice of Intent (NOI) permit application with the Utah Department of Environmental Quality, Division of Air Quality (DAQ) to operate the Mining Operations; and

WHEREAS, on May 25, 2023, DAQ published for public review an Intent to Approve an air quality approval order (AO) for the Mining Operations, number DAQE-IN161200001-23; and

WHEREAS, it is anticipated that DAQ will issue the AO; and

WHEREAS, if the DAQ issues the AO, then Millcreek will seek to intervene in or otherwise appeal and participate in any proceedings before the Division.

NOW, THEREFORE, BE IT RESOLVED that Millcreek is authorized to intervene in or otherwise participate in any proceedings before the Division with respect to the Parleys Mining Operations as the Mayor and City Attorney determine appropriate.

This Resolution assigned No. 23-51, shall take effect immediately on passage.

PASSED AND APPROVED by the Millcreek Council this 27th day of November 2023.

MILLCREEK COUNCIL

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____

Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

MILLCREEK, UTAH
ORDINANCE NO. 23-45

AN ORDINANCE OF THE MILLCREEK COUNCIL ADOPTING MILLCREEK'S 2024 REGULAR MEETINGS SCHEDULE

WHEREAS, the Millcreek Council (the "*Council*") met in regular session on November 27, 2023, to consider, among other things, adopting Millcreek's 2024 regular meetings schedule; and

WHEREAS, Utah Code Ann. § 52-4-202(2) provides that any public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule; and

WHEREAS, Utah Code Ann. § 10-3-502 provides that the council of each municipality shall, by ordinance, prescribe the time and place for holding its regular meetings which shall be held at least once each month.

NOW, THEREFORE, BE IT ORDAINED by the Council that the attached 2024 meetings schedule be adopted as the regular meetings schedule and the City Recorder is directed to give notice hereof as required by Utah Code Ann. § 52-4-202(2).

PASSED AND APPROVED this 27th day of November, 2023.

MILLCREEK COUNCIL

By:_____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 23-45: AN ORDINANCE OF THE MILLCREEK COUNCIL ADOPTING MILLCREEK'S 2024 REGULAR MEETINGS SCHEDULE was passed and adopted the 27th day of November, 2023 and certifies that a copy of the foregoing Ordinance 23-45 was posted in accordance with Utah Code 10-3-711 this ____ day of November, 2023.

_____
Elyse Sullivan, City Recorder

MILLCREEK MEETING SCHEDULE
2024

All Millcreek meetings and hearings are open to the public and held every month at City Hall, located at 1330 E. Chambers Avenue, Millcreek, Utah 84106, unless otherwise posted.

City Council

2nd & 4th Monday
Regular Meeting – 7:00 p.m.
Work Meeting – 5:00 p.m. (as needed)

Community Reinvestment Agency

2nd & 4th Monday (as needed, same dates as City Council)
Regular Meeting – 7:00 p.m., or as soon thereafter as the City Council meeting recesses/concludes

Meetings conflicting with holidays will be conducted the following Tuesday

January 8	**January 22**	**February 12**	**February 26**
March 11	**March 25**	**April 8**	**April 22**
May 13	**May 28** (Tuesday)	**June 10**	**June 24**
July 8	**July 22**	**August 12**	**August 26**
September 9	**September 23**	**October 14**	**October 28**
November 12 (Tuesday)	**November 25**	**December 9**	**December 16** (Third Monday)

Planning Commission

3rd Wednesday
Regular Meeting – 5:00 p.m.

January 17	**February 21**	**March 20**	**April 17**
May 15	**June 19**	**July 17**	**August 21**
September 18	**October 16**	**November 20**	**December 18**

Historic Preservation Commission

2nd Thursday (as needed)
Regular Meeting – 6:00 p.m.

January 11	**February 8**	**March 14**	**April 11**
May 9	**June 13**	**July 11**	**August 8**
September 12	**October 10**	**November 14**	**December 12**

Meeting dates and times are subject to change or cancellation.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during any meeting or hearing should notify City Hall, (801) 214-2700 or adainfo@millcreekut.gov, at least two days prior to the meeting date.

MILLCREEK MEETING SCHEDULE
2023

All Millcreek meetings are open to the public and held at City Hall, located at 1330 E. Chambers Avenue, Millcreek, Utah 84106, unless otherwise posted.

Millcreek Community Foundation

2nd Monday in July
Regular Meeting – 7:00 p.m. (or as soon thereafter as the council meeting concludes)

July 8

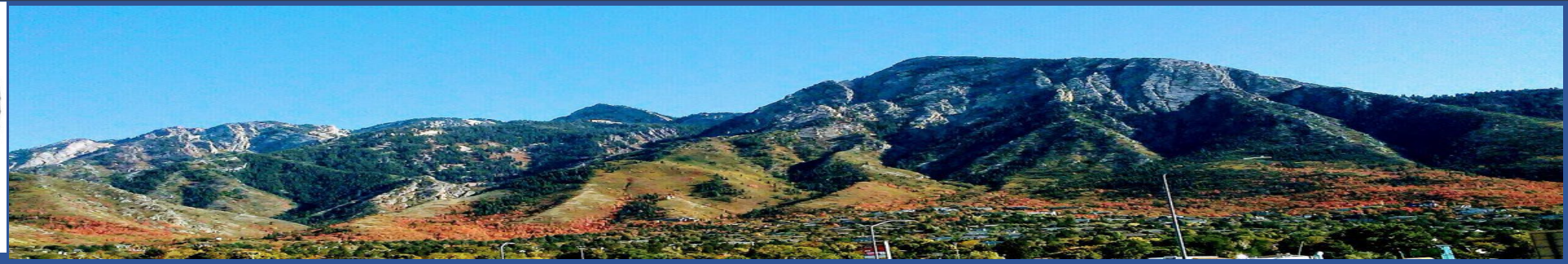
Meeting dates and times are subject to change or cancellation.

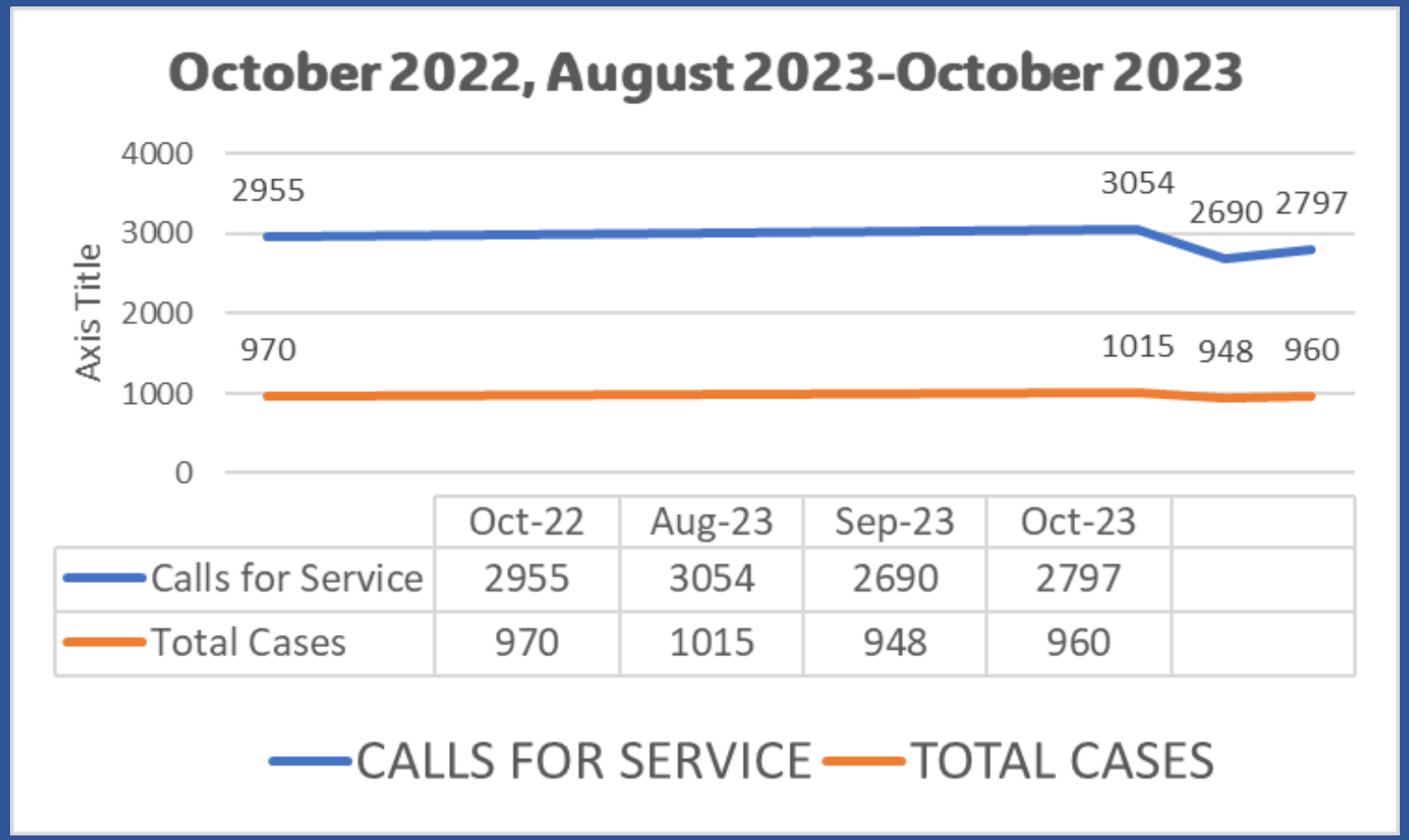
In compliance with the Americans with Disabilities Act, individuals needing special accommodations during any meeting should notify City Hall, (801) 214-2700 or adainfo@millcreekut.gov, at least two days prior to the meeting date.



Unified Police Department
Millcreek Precinct
Millcreek City Council

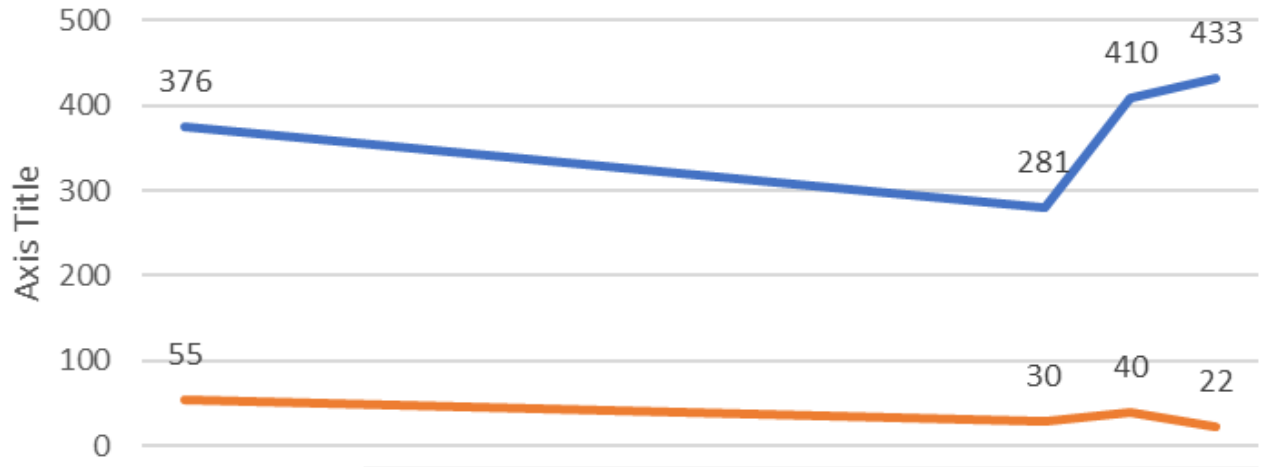
November 2023




October 2022, August 2023-October 2023
4000
3000
2000
1000
0
Axis Title
2955
3054
2690
2797
970
1015
948
960
Oct-22
Aug-23
Sep-23
Oct-23
Calls for Service
2955
3054
2690
2797
Total Cases
970
1015
948
960
CALLS FOR SERVICE
TOTAL CASES



October 2022, August 2023-October 2023



	Oct-22	Aug-23	Sep-23	Oct-23	
Total Citation	376	281	410	433	
Booking Arrests	55	30	40	22	



October	2023
Assault	40
Burglary	9
Drug Offense	17
Family Offense	74
Homicide	0
Larceny	87
Robbery	4
Sex Offense	5
Stolen Vehicles	22

Van Winkle Expressway Cleanup

- Millcreek C.O.P. Detectives joined with Salt Lake County Health, Salt Lake City Public Works, Salt Lake City Police, and Advantage Services, to clean up garbage from illegal encampments on the north and south side of Van Winkle Expy from 900 East to 1300 East. Over 4.5 tons or 9800 lbs of waste were collected.











The East Mill Creek Lion's Club Donated 15 Turkey's to families in need for Thanksgiving.

- Millcreek C.O.P. Detectives worked with the Millcreek Promise Program to identify families in need to receive the turkeys from the Lion's Club.
- The Detectives picked up the turkeys on the Wednesday before Thanksgiving and handed them out to the families in time for the Thanksgiving meal.



Community Crime Suppression Unit C.C.S.U.



- In the month of October, Millcreek's Community Crime Suppression Unit had
- 8 Arrests
- 151 Traffic Stops
- 12 Stolen Vehicles Investigations
- 5 Recovered Stolen Vehicle
- 14 Drug Investigation
- 5 Agency Assists: Assisted Taylorsville PD with OICI Investigation. Assisted MGU with wanted felon, who fled from them.
- Narcotics seized:
- Meth: 97.4 Grams
- Buprenorphine: 13 Pills
- Marijuana: 1.3 Grams
- Fentanyl: 201 Pills
- Cocaine: 24.6 Grams

Transient Calls

In the month of September, Officers responded to 18 transient calls.



Mental Health Related Calls for Service

In the month of September, Millcreek Officers responded to 63 mental health calls

Millcreek Traffic Unit

- In the month of September , Officers responded to 110 traffic accidents, 24 Hit and Runs, & issued 433 citations





Minutes of the
Millcreek City Council
October 23, 2023
5:00 p.m.
Work Meeting
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on October 23, 2023, at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was live streamed via the City's website with an option for online public comment.

PRESENT:

Council Members
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4

City Staff
Francis Lilly, Assistant City Manager
Elyse Sullivan, City Recorder
Mike Winder, City Manager
John Brems, City Attorney
Kurt Hansen, Facilities Director
Lisa Dudley, HR-Finance Director
Holly Jensen, Community Life Manager
Aimee McConkie, Millcreek Common Director

Attendees: Rachel Anderson, Chief Domonic Burchett, Tony Hill, Chief Brian Anderton, Laura Renshaw, Sgt. Jesse Allen, Chief Christine Petty-Brown, Rick Hansen, Stu & Stephanie Buehner, Shonnie Hays, Dean Duncan, Sue France, Kate Bullen, Konrad Thiel, Noel Hilden, Richard Hannan, Beck Siirola, Susan Wagstaff, Chase Arneson, Kari Landro, Tim Ryan, Rich Varga, Kate Johnson, Louis Moench, Andrei Tarassov, Sophie Romney, Marek Cholodowski, David Taylor, Bernadette Taylor, Scott Clark, Shannon Scott, Saul Weissman, Larry Sadwick, Chris Zarek, David Baird, Michael Maledon, Pat McLaughlin, Bob Palais, Jeneanne Lock, Jemina Keller, Scott Howell, Darlene Chytraus, Thomas Wahl, Charlotte Copinga, Collette Murdock, Y. Kamaya, Mark Fankhauser, Melissa Parkin, R. Clay Groesbeck, Vince Coley, Barb Barnes, Katrina Jensen, Dennis N., Jonathan Mecham, Tabb Brand, Henry W., Joshua Tindall, Gary Christensen, Jan Cameron, Robert Campbell, Mitch Dumke, Carolee S., Steve Scott

WORK MEETING – 5:00 p.m.
TIME COMMENCED – 5:01 p.m.

Mayor Silvestrini called the work meeting to order.

1. **Discussion on Unified Fire Service Area (UFSA) Tax Increase**
   Mayor Silvestrini said Millcreek belongs to a special taxing district that levies property taxes for fire services. Rachel Anderson, UFSA legal counsel, said UFSA is a taxing entity that uses

collected taxes to go directly towards fire service costs. UFSA is a member of Unified Fire Authority (UFA). UFA is a governmental entity that provides emergency services on behalf of its member entities and serves 12 jurisdictions; 4 other cities not part of UFSA pay membership fees to UFA. The purpose for a proposed tax increase is for 4-handed crews, upgrading fire stations, cost of service, and to maintain board approved minimum fund balance. The board approved a bond for 5 new stations, though only 4 have been built. Millcreek's replacement is on hold due to FEMA floodplain issues. The UFSA tax increase timeline included an increase in 2008, a 9.65% increase in 2018, and a proposed 12% increase for 2024. She showed a graph of fund balance without a tax increase with the fund balance rapidly declining and with an increase of it slowly declining. Council Member Uipi asked for a multi-year projection. Anderson said the board may be doing an increase the next year and the following year to raise the fund balance, totaling a 22% increase.

Chief Dominic Burchett noted general inflation for most needs, particularly turnout sets (61%), fuel (40%), and medical supplies (15%). The entry level wage inflation had gone up 11.37% since 2018. The fleet increased inflation includes type 1 engines (32%), ambulance (27%), and ladder trucks (69%), which would be purchased within a capital fund replacement plan. There are 2 bonds in the books, 2016 and 2021, and 20 stations have received non-structural retrofits and 5 stations received structural retrofits. Building construction inflation increased 91% in the last 5 years. Mayor Silvestrini said the newer stations were more efficient and smaller scaled.

Tony Hill, Chief Financial Officer for UFSA and UFA, addressed the future needs of the area including population growth, call volume increase, and capital improvements. With the proposed 12% increase, the residential annual difference would be $49.67 and commercial property difference would be $90.30. He showed a graph of the property tax rates per year since 2012 and their revenue. There would be a public hearing on the 2024 proposed tax increase on December 5, 2023, at 6pm at the UFA boardroom. He said Millcreek residences had received mailers about the proposed increase.

Mayor Silvestrini noted Millcreek was well served by UFA. Millcreek Station 101 was the busiest in all of UFA.

2. **Unified Fire Authority Quarterly Report; Battalion Chief Brian Anderton**
   Chief Anderton reported a fatal fire the prior month. There were 1,476 calls in Millcreek in the last month, 36% were emergent and the remaining were calls for service or nonemergent. There were 16 outside rubbish fires. In the last month, Station 101 gave two lifesaving awards where UFA crews brought two people back to life through training and expertise. October is Fire Prevention Month. They were promoting a campaign highlighting kitchen fires. Stations would be opening in Eagle Mountain and in Magna soon. Mayor Silvestrini conveyed appreciation to Station 112 for familial assistance.

3. **Millcreek County Library Update; Laura Renshaw, Manager**
   Laura Renshaw said the library's mission statement is to make a positive difference in the lives of our community. She presented Millcreek branch statistics as of August 2023. There were over 45,000 items physically checked out that year, over the last 2 years around 2,000 people participated in the summer reading program. During October, they had been doing a pumpkin scavenger hunt and had over 500 participants. The door count used to be about

15,000 people a month, but it had been going up. They were seeing a lot more people using e-books. People come in to visit, use study tables, use puzzle tables, use study rooms, and use the children's play area. She acknowledged the collection efforts. They collected formal wear in the spring, food in the summer for the Utah Food Bank, had a diaper drive, a costume drive, angel tree gifts, and would be partnering with the Millcreek Business Council in November on a warm clothing drive. The library gives out covid tests, gun locks, eclipse glasses, leaf bags, and naloxone. Renshaw relayed some stories about people visiting the library. Council Member Uipi suggested Renshaw work with the Millcreek Youth Council.

4. Millcreek Common Roller Skate Season Report and Skating Policy Discussion

Mayor Silvestrini mentioned the council had received an email about a resident asking the city to offer more scooter use times, like during school hours, at Millcreek Common. Aimee McConkie gave an overview of the current skating and scooter policy on Millcreek Common. She said scooters and skateboards could skate before or after roller skating operations and use the plaza for skating, not the skating loop, during roller skating hours. She mentioned Millcreek Common Phase II would have a "skate canyon" for scooters/skateboards. Scooters during roller skating hours presented hazards. She said there would be a lot of skate loop programming next summer. She said she could market to constituents when the skate loops could be used by scooters and skateboarders or shut down roller skating and allow one day a week for scooters and skateboards. Council Member Uipi wondered if there would be a worry with transition time at 11 am. Council Member Jackson wondered about school session hours. McConkie mentioned a rippling effect with marketing and staff schedules. Holly Jensen mentioned adults came during the day during school hours to roller skate. Council Member Uipi brought up consistency with options for summer and winter, such as using hockey sticks. Council Member Catten said there would be a larger scooter area in Millcreek Common Phase 2. McConkie mentioned price being a factor to come skate, but they could come before 11 am. Council Member Catten suggested free skate days for Millcreek residents. Council Member Catten asked about summer programming. McConkie said they would be half day, weeklong programs. The council felt the policy should stay as it was.

5. Staff Reports

Mike Winder said half of the new city hall was running. This was the last council meeting at the old city hall. He recognized Kurt Hansen for all his work with the new city hall. Winder presented the next round of proposed city flag options designed by Council Member Catten. He said some staff liked option A2. The council echoed the sentiments for A2.

Winder said the new city website/email domain of millcreekut.gov would be transferred soon. Hansen said the millcreek.us domain would be an alias that the city could still use. Council Member Catten brought up having access to the city's network on her personal computer. Elyse Sullivan suggested the council have their own network drive for their use, and not the M Drive.

Winder said staff would be working through janitorial proposals for the new city hall. The Unified Police Department (UPD) would be moving into the new city hall the following day and the rest of city hall would be moving at the end of the week. Okland Construction would be removing their construction yard at city hall. He said the Harvest Market at Millcreek Common was doing well. Roller skating was closing on Halloween to transition to ice skating. The city hall open house on November 16th would go from 4-8 pm. Mayor Silvestrini noted

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multiple scout troops and UPD wanted to participate in the flag ceremony. McConkie noted there would be VIP invitations and general invitations.

6. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items
There was none.

Council Member Uipi moved to adjourn the work meeting at 6:30 p.m. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:03 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

Mayor Silvestrini called the meeting to order and led the pledge of allegiance. He acknowledged this meeting being the last meeting at the old city hall.

Mayor Silvestrini said unfortunately due to the conflict on the Gaza strip and in Israel, some Millcreek residents had been threatened because of their religion. He read a statement, "Millcreek is home to people of many faiths. The violence in Israel and Gaza is creating tension and threats of violence here in our own community. This is not acceptable in our Millcreek community. I want to be clear that we condemn recent threats of violence in our communities, and it is essential for us to support peaceful dialogue. In Millcreek we believe in inclusivity and diversity. As mayor, I convene an Interfaith Council that meets quarterly to look for ways to fill our community with peace, service, and love. I look forward to meeting with them tomorrow to continue that work." The mayor thanked UPD for stepping up patrols around the homes of those that had been threatened.

Mayor Silvestrini reported the Millcreek Precinct Chief, Steve DeBry, retired on October 16th. A panel interviewed four candidates and the UPD Board appointed Lt. Christine Petty-Brown as the new precinct chief. Chief Petty-Brown has served as the Executive Officer of the Millcreek Precinct for the last 4 years. Chief Petty-Brown thanked the council and the city and expressed excitement for the opportunity.

1.2 Unified Police Department Millcreek Precinct Officer of the Month for September 2023

Chief Petty-Brown announced Sgt. Jesse Allen as the Officer of the Month for September 2023. She read a list of his many duties and acknowledged his hard work. Mayor Silvestrini pointed out the UPD facilities at the new city hall that Sgt. Allen helped plan and the work he did with the temporary overflow homeless shelter over the prior winter. The Citizens Advisory Board presented Sgt. Allen with a gift.

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1.3 Public Comment
Mayor Silvestrini said comments for specific agenda items would be held during that time.

Shannon Scott asked if there was a schedule for the trucks that suck out the sludge in the storm drains. Mayor Silvestrini said he would have Public Works staff reach out to her.

2. Financial Matters

2.1 Public Hearing to Consider a Monetary Appropriation of up to $5,000 to the Millcreek Community Theater and up to $6,000 for High School Scholarships
Mayor Silvestrini said before the city distributes funding to third parties, a study is performed to review the appropriation to determine if it was in the best interest of the city. The study was conducted by Bonneville Research, and it was determined that both appropriations were consistent with the general welfare of Millcreek residents. The theater group was affiliated with the Millcreek Arts Council and puts on an annual production. The second appropriation was for six $1,000 scholarships for Millcreek high school seniors from each of the three high schools.

Council Member Uipi moved to open the public hearing. Council Member DeSirant seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

There were no comments.

Council Member Uipi moved to close the public hearing. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Ordinance 23-35, Approving a Monetary Contribution of up to $5,000 to The Millcreek Community Theater and up to $6,000 for High School Scholarships

Council Member DeSirant moved to approve Ordinance 23-35, Approving a Monetary Contribution of up to $5,000 to the Millcreek Community Theater and up to $6,000 for High School Scholarships. Council Member Jackson seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

3. Planning Matters

3.1 Discussion and Consideration of Ordinance 23-36, Approving an Ordinance Amending Title 19 of the Millcreek Code of Ordinances by Amending Section 19.02.160 Public Notices and Enacting Chapter 19.62 Village Center Special Districts

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Mayor Silvestrini said the council has a first reading of land use matters where an elaborate presentation is made by staff and the in the second reading, the staff presentation is briefer.

Francis Lilly said the ordinances reflected changes the council requested at their last meeting. Lilly gave a presentation on an anonymous mailer that residents in Olympus Cove had received. He said the flyer was either inadvertently or deliberately misleading. This flyer and other communications suggested an either/or proposition for a car dealership or a village center, but there could be both. The northern 2 acres of the site (described in item 3.3) would be master planned for a village center, including restaurants, small shops, office and residential with a three story height limit, 10,000 square feet of open space, and 1,500+ feet of a landscaped bike/pedestrian path. He said the 8 acre site (item 3.3) could not support an entire village center with shops. The market would not support 6 to 8 acres of small shops, restaurants, offices, and small-scale residential, without some significant regional commercial and additional multifamily. Eight acres of "neighborhood scale" retail would undermine the Olympus Hills Shopping Center. The Shopping Center would likely redevelop as mixed use/multifamily with buildings up to 45 feet tall, as permitted, but that would be an undesirable outcome and generate significant traffic. He noted that effective village centers, such as in Holladay, were small, and location mattered.

Lilly said most car dealerships were ugly, but the Porsche proposal had lighting, landscaping, and design that exceeded Millcreek's standards. Inventory parking would either be displayed within landscaping or screened from view behind a wall or in a parking structure. Landscaping would include native/adaptive plants. There would only be one permitted ground sign. Proposed lights would be dimmer and lower than the lights currently used at the Olympus Hills Shopping Center. He showed renderings/pictures to illustrate these points. The city asked the developer to create a grade separated shared use path along the west side of Wasatch Blvd. to accommodate what the community wanted. Mayor Silvestrini noted the application would allow the developer to construct the protected path along Wasatch Blvd. Holladay and Millcreek had secured $7.5 million in funding to construct this path along Wasatch Blvd. from 4100 South to 6200 South.

Lilly said the flyer said there was another option on the table, a dealership proposal or village center alternative. He said this proposal was the first viable one since 2015. Mike Winder, Economic Development Director, noted staff had been repeatedly approached for projects on the site for multifamily (60-90 feet high), office campus (90 feet high), hotels, limited commercial, and a Unified Fire Authority training facility. There is no alternative proposal for a village center that occupies the full 6 acres. Lilly said the dealership/Village Center Special District (VCSD) was the first responsible and viable option that responded to the community's concerns about building heights and views, traffic impacts, and commercial opportunities. The anonymous flyer led one to believe that the dealership/VCSD proposal only includes apartments, offices, and retail. The dealership/VCSD includes an option for at least one restaurant, a new public gathering area, and a 1,500 foot long bike/pedestrian path. There would be a public engagement process for Phase 2.

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Lilly said there were environmental and traffic concerns expressed. He said traffic would be significantly lower than any comparable proposal, including hotels, office parks, multifamily, restaurants, and retail. The Olympus Hills Shopping Center received five large trucks of goods each day whereas the dealership would take a few large trucks per week. The site would have improved storm water protection. Dealerships are under strict protocols for management of hazardous materials. The sale of hybrid or electric vehicles was required by ordinance. The city lacked the authority to require an environmental impact statement. These are reserved for projects that have federal funding. Environmental regulators would be more concerned about older tanks at existing gas stations, as well as hazards associated with a dry cleaner. He noted the city did not own the property and was only acting as zoning regulators. He said there was concern about South Salt Lake City rejecting the Porsche dealership. He said that city was not opposed to dealerships as they were very pro-economic development. The city might have had something else in mind for the site that was being reviewed.

Lilly said there was a misconception that there would be 300 apartments built on the site. He said it was impossible to put 300 apartments in 2 acres, if buildings were 3 stories or less. The code requires a mixed use site plan and open space, to be determined through a public outreach process for Phase 2. The dealership /VCSD would set aside land for a village center that would deliver what the community expected. Another misconception was that the General Plan did not support the proposal. He said the proposal provided for open space, retail, office, and residential consistent with a village center for at least 2 acres of the site. The General Plan also calls for commercial development, job creation, viewshed protection, diversifying and expanding the city's tax base, and building more parks and safe pedestrian/cyclist infrastructure. A diverse and larger tax base would lower the city's overall property tax assessments and allow the city to fund improvements in Olympus Cove and elsewhere. Applying the General Plan to a project requires a holistic approach. The anonymous flyer focused on only one aspect of the General Plan. Lilly said the proposal in question was a "best fit" given the various interests represented in the General Plan. Staff had heard from residents that they would like the city to fix the pedestrian bridge connecting Churchill Junior High to Mt. Olympus Park. He noted other areas of the city needed improvements too, such as Sunnyvale Park's restrooms. Mayor Silvestrini noted fixing the failing pedestrian bridge would cost $8 million. Lilly said staff had to evaluate every page of the General Plan.

Lilly acknowledged that some people felt there had not been enough public input on the proposal (item 3.3) but said it had gotten more than any other application.

- July 10 - Neighborhood Meeting at Olympus Hills Shopping Center
- July 25 - Joint Planning Commission/City Council Meeting
- August 7 - Informal Discussion with the Mount Olympus Community Council
- September 7 - Formal Discussion with the East Mill Creek Community Council
- September 11 - Formal Discussion with the Mount Olympus Community Council
- September 20 - Planning Commission Public Hearing
- October 9 - City Council First Reading
- October 23 - City Council Second Reading

There had been a mailed property notice with a 600 foot radius from the site boundaries informing of public meetings, consistent with the city's rules for rezones, an electronic newsletter article about the proposal in July, coverage on local media, coverage on social

media, informal signs and mailers, and hundreds of emails. The goal of a formal public notice regime was to capture those most impacted by a project.

Lilly reported on the Planning Commission's unanimous recommendation of approval of the Olympus Hills West VCSD, inclusive of a high-end car dealership, that it:

- Provides a use that does not generate significant traffic relative to other options.
- Protects viewsheds by limiting building height.
- Provides for commercial investment.
- Accomplishes a Village Center at the right scale.
- Promotes cyclist and pedestrian safety by including a grade separated landscaped path.
- Enhances and diversifies our tax base, allowing us to meet our critical needs without increasing residential taxes.
- Acknowledges the reality of Wasatch Boulevard and I-215 frontage and ramps as development constraints.
- Limits the opportunity for additional billboards and large signs.

Lilly said staff had worked hard to respond to every neighborhood concern about the project, but he could not respond to how some people interpreted the General Plan. He asked people to recognize that staff did their best to support a proposal that offered a best fit of competing goals in the General Plan and to provide something of value not just for Olympus Cove but for the city as a whole. He was proud of his staff for the work that had been done.

Council Member DeSirant asked about billboards. Lilly said state law has a feature that if a city rezones property along an interstate to a commercial zone, a city could not prohibit a billboard being erected there, static or digital. Through virtue of this special zone and a development agreement, the city would be protected from a billboard being located on this property. Council Member DeSirant asked about the contents of the development agreement. Lilly said the development agreement itself did not address the uses in phase 2. The developer had no expectations for a particular use in phase 2 and the developer had to start a public process on phase 2 no later than June of 2024 to engage the public on the future of the site. The text change creating the Olympus Hills West (OHW) VCSD said a multi-family component could only be used with a village retail component to include a restaurant and a 10,000 square foot public plaza. The uses and use limitations were solid though he did not know how the space would be planned. Council Member DeSirant said the city mails notice of rezones to properties within 600 feet of subject properties, doubling the state requirement of 300 feet, to engage more residences. He asked about owner-occupancy housing. Lilly said that was a conversation to have during the public engagement phase for phase 2.

Council Member Catten expressed concern for the lack of walkability on the west side of Wasatch Blvd. She asked if there was a safe development guarantee for a walkable site. She was worried about safety. Lilly said in the phase 2 master planning effort, the conversation could be had. There was not a bridge over Wasatch Blvd., though the 1,500 foot linear path would create a better pedestrian path than was currently there. The developer would consider ways to make internal connections with phase 3. The traffic study did not warrant a traffic light, but in the future, a mid-block stop light may make

sense. A safe pedestrian connection may not happen until development occurred on phase 3. The east side of Wasatch Blvd. made more sense for significant open space because it was easier to access and was closer to residences.

Council Member Jackson asked if the side path would be over the entire 8 acres or just the active 6 acres. Lilly said the developer would pay for the 6 acres and UDOT may extend it on their property on the city's dime.

Mayor Silvestrini invited public comment.

Shonnie Hays relayed a hypothetical scenario of an architect presenting blueprints for a 30 car garage though blueprints for a house were requested. She felt the application paralleled the scenario. The Mt. Olympus Community Council recommended denial of the application due to lack of a master plan. She felt the dealership did not fulfill the requirements for a village center. She described the existing gateway park property conditions and nearby property on Wasatch Blvd. She said the Mt. Olympus community did not have a public gathering place.

Jonathan Mecham said the stretch of land had been vacant for over 30 years. His children walked along Wasatch Blvd. and there was no safe path for walking. The developer was willing to construct a safe path and provide the most efficient economic producer he had seen. He could not think of a better resource. Porsche was not a standard car dealership, and they would be investing a lot of money into the site. The village center would be provided in the future.

Jan Cameron felt a stewardship to preserve the beauty of the area as a resident of Olympus Cove. She expressed concern on the scale of the dealership with the building and parking. She said the council had a responsibility to follow the city tagline, "Connected by Nature." She said the Palm Springs dealership had 12 service bays, and this one would have 30.

Scott Clark appreciated his neighbors' opinions. He said the Palm Springs dealership had become a landmark in that area. This proposal would beautify the dirt pile that currently exists. This was an opportunity for a great looking building to be built and would be a great fit for the area. This use would create low traffic and would not require high pedestrian traffic. The application was presented fairly and accurately, and he was 100% in favor of the proposal.

Jemina Keller said she had 20+ years in the automotive industry. The Salt Lake City Porshe location has 12 service bays. The Lehi location has 14 service bays. She felt 30 service bays was outrageous. Service and repair contribute almost 50% to the bottom line, and it is a filthy, dirty business with large diesel trucks delivering cars and parts. She said when a car dealership is allowed in the village center, it would create a precedent for other village centers in the city. She did not feel the public input was robust.

Louis Moench said developers had a fear of open spaces. He felt a 3-story building would block the valley views. He did not feel there were Porshe supporters in the area wanting the dealership.

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Dean Duncan felt the staff did an excellent job presenting the application. The city did not own the property and economics mattered. The area is currently blighted, and a Porsche dealership would be better than that.

Robert Campbell said a Maverik gas station in the councils' neighborhoods would help bring the city money. He said traffic and construction was a problem. He said the council tried to be socially conscious but allowing low-income housing there (not proposed) would devalue property. He described pollution and higher temperatures due to cement. He said this was a quality of life issue.

Kate Johnson said the Mt. Olympus Community Council was deeply committed to the neighborhood and wondered what the point of the community council was if their input was disregarded.

Thomas Wahl asked about the height limit on the buildings. Mayor Silvestrini said there was a height limitation, which would be to 3 stories. Wahl said the dealership would be high quality and blend in with the area. He described another project that ended up having more residential units and less commercial space than was initially proposed. He said developers were in the business of making money. He preferred to have R-1 properties on the site.

Kari Landro thanked planning staff. She did not know of a better business that had created a streamlined facility, had lower traffic, would close on Sunday and at 6 pm other days, was willing to dim their lights, and would cooperate with landscaping than this dealership. She was in favor of the proposal.

Charlotte Copinga expressed concern with the unknown of phase 2. She felt the city council should be bound by what the community council said since the whole Olympus Cove was not notified of the application.

Mark Fankhauser supported the proposal. He would love an improved shared path as a bicyclist. He wanted to see a safe pedestrian crossing. He said the potential partners, Cowboy Partners, were local though the property owners were from out of state. The proposal would have the least impact on traffic.

Mitch Dumke expressed concern about the dealership. He said the primary uses of a village center as described in the General Plan, serving the surrounding neighborhood, should come first.

Stephanie Buehner supported the proposal. She said there was a nearby park for Olympus Cove residents to spend time. She said the proposal included preferred landscaping and lighting. She noted Cowboy Partners had integrity.

Carolee S. said Porsche had a duty to shareholders, not the community. She would love a park or county facility in the area. The developer knew the property was not zoned for the use before it was purchased. She said it was too soon to approve the zoning without knowing the plan for phase 2.

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Susan Wagstaff felt there has not been much transparency by the city of the proposal. The application was a dramatic change for the area, and everyone should have the right to vote on the application. She felt the Porsche facility was too large.

Saul Weissman, car dealership owner, said Porsche was not a dirty dealership. These were collector cars and there would be few big trucks bringing in inventory. He said the current site was ugly and a horrible piece of land. This was the best option for the property.

Cathryn Stays felt there had not been enough city communication on the application. She was disheartened that the community council had recommended denial of the application, and it was not heeded. There was a safety concern for pedestrians. There needed to be more thought for the final product before it moved forward.

Steve Scott expressed concern for lack of a master plan. He said his property taxes had continually gone up and this proposal would not help them go down. He said the property was not ugly, it was empty and unnoticed.

Tim Ryan appreciated the community feedback. He supported the project. Porsche would be a good community partner and the development would be a good use for the property.

Bob Palais suggested a tunnel rather than a pedestrian bridge over Wasatch Blvd. He suggested the dealership go into Parley's Canyon. He said size mattered and wondered if there was a more moderate size dealership that could work.

Shannon Scott asked about a financial poll of the Mt. Olympus Shopping Center. There had been dozens of businesses turn over there and she wondered if this proposal would take away from those businesses.

Henry W. encouraged the council to vote "no" to evaluate the whole process. The property's zoning should be established so that it does not enrich one individual but enriches the property. He said Lilly's presentation claimed things as facts when they were merely claims. He asked the council to consider the issue of safety, personal property rights and the ability of government regulating property rights, and consistency in voting. He brought up a Veteran Affairs facility that would not be an economic benefit. The council had an obligation to represent the constituency.

Joshua Tindall highlighted another potential project of a pathway by the freeway the council could get involved with.

Chase Arneson said Millcreek inspired him. The dealership would permanently change the community. He would notice the unnoticeable property if a dealership was there.

Dennis N. said he did not know about the proposal until the anonymous flyer. He said he had more questions about the proposal now than he did before the meeting. He felt the planner was biased and the council had to listen to what the citizens were saying.

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Bernadette Taylor said she was not for or against the proposal but felt more input was needed from the citizens. She did feel more trees needed to be on Wasatch Blvd. to help alleviate noise.

Scott Howell was sorry the public did not attend the last three meetings when the city planning staff provided thorough presentations of the application. He did not know how the city could have gotten the word out better. He said there could not be a better use for the property. The proposal was well thought out. The council had the responsibility to think about the whole city, not just the Cove, and urged the council to support the project. As leaders, it was hard to do the right thing.

Elyse Sullivan read two online comments received from the city website form from: Marilyn Hoffman, *"I am a concerned resident who frequents the Olympus Hills Shopping Center. I am concerned about the dangerous traffic congestion that already exists (especially with no traffic light at the main entrance of Center) and am hoping for the least traffic producing option for the acreage directly across Wasatch Blvd. My observation is that this property is a bit problematic due to the shallow width, proxmity to freeway, and congestion issues. Perhaps this is why a car dealership is being recommended over a collection of small retail and apartments. Would appreciate explanation of rationale for this choice, what other options have been considered, and if there was a public hearing on this that I missed."*

John Knoblock, *"I believe that a full detailed development plan for the entire 6 acre parcel and the additional 2 acre UDOT parcel be required prior to authorizing the zone change allowing the Porsche dealership. The neighborhood would like this rezone to benefit the neighborhood, and only building the car dealership does not directly benefit the neighborhood. The dealership could benefit the neighborhood if it included the development of the adjacent 2 acres and eventually 2 more acres from UDOT to provide the conceptualized village center that includes restaurants, public spaces, shops, and small scale housing."*

Mayor Silvestrini said the council had circulated among themselves all emails received on the matter.

Michael Maledon, applicant, said city staff gave a thorough presentation of the application at the prior meeting. The developers had conceded to getting phase 2 done under penalties and agreed to a 3 story building height limit though more stories would have been more lucrative. Phase 2 would be built promptly with a great community partner. They had strict guardrails on what the city and community wanted to see in phase 2.

Council Member DeSirant asked about a community room in the dealership building. Maledon said Palm Springs had a room for the community to use and there would be something similar in this location. Council Member DeSirant said the community councils were advisory bodies and the city council appreciated their input. He said to know a full plan for the whole site was realistic. The strict code and development agreement would create appropriate parameters for the project.

Council Member Jackson said this property was strange and it should not have ever been zoned R-1-8. A car dealership was not what she had anticipated for it. She said rezoning the property made sense. Other proposals were much more impactful on the area and this proposal seemed to check the boxes of creating a low traffic impact, low in height, and create value for the property. The council must consider the money from sales tax and increased property value revenue. She heard conflicting opinions about wanting a village center, but it would be unsafe to get there. She felt the proposal struck a good balance. The city had a time limit to process rezone applications or there were legal consequences. The community council, planning commission, and now city council had reviewed the application.

Council Member Catten had been disheartened at the vitriol around the application. She appreciated a respectful dialogue. She said if it were up to her, she would put housing on the site. Districts 1 and 2 have carried the full burden of providing multi-family housing for the city. She said she thinks about the equity of the whole city. It was not asking a lot to put a high end car dealership next to a freeway and shopping center. There were economic benefits and consequences of what goes there. A village center that the community seeks would create traffic the public says they do not want. She acknowledged that change was difficult. The council would try to make the best decision from what has been presented to them.

Council Member Uipi said the property was privately owned and had multiple proposals for development over the years, none of which included the green space, trees, sidewalk, and improvements as this applicant has proposed. The city would have to disregard other projects throughout the city to purchase and maintain the property. In item 3.1, the ordinance would change the public notice mailers to those surrounding village centers, not just the rezone property. She did not know how community councils engaged their districts. She visited the Palm Springs Porshe location and showed the council videos of that location, and the public meeting spaces the community could use there. She said not all Porsche owners test drove their vehicles; they were custom built. She described the surrounding neighborhood of Palm Springs. That city process did not have the feedback Millcreek received and had not had any concerns since the dealership had been constructed. She said the Salt Lake City location had approximately 1 test drive per day and the Palm Springs location had 10 test drives a week. This dealership would be known as a center, not a dealership, and would be about 1 of 10 of the sort throughout the country. She acknowledged the Governor's recent message about the housing crisis around the state. She said the state could potentially purchase the property from the applicant and construct dense multifamily housing without regard to the city's village center concept to help alleviate the housing shortage.

Council Member Uipi said she represented underrepresented populations. She said the applicant was not able to present information at the Mt. Olympus Community Council meeting and that council recommended denial though several of the members regretted that decision and vocalized such at the subsequent Planning Commission meeting. She expressed concern about billboards being able to construct in commercial property, which the property could be zoned as. She acknowledged the safety concern from Skyline High School and expressed appreciation for the feedback she had received.

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Mayor Silvestrini appreciated the public comment. The community sentiment was not united on the application, so the council needed to make the best decision they could. He said the property used to be a batch plant and created a lot of pollution. UDOT had considered the property to be a maintenance garage for fleet. The county attempted to rezone the property as commercial and the neighborhood was against allowing buildings 6 stories high. He said providing reasons in public comment was helpful for the council. He felt the anonymous flyer was a disservice to the residents because of its misinformation. The village center was not a choice at the moment. He acknowledged the neighborhood was sensitive to building height and traffic. He recognized three themes in comments had had heard against the application, there is a problem with traffic on Wasatch Blvd., do not block views, and there was concern about lighting. He said the developer has committed to downward lighting that got turned down at night and exceeded Millcreek's standards. This dealership checked those boxes like no other development would. The dealership was 1-2 stories high and the traffic that would be generated was less than any other residential or commercial use. He said the Mt. Olympus Shopping Center provided an enormous amount of light that this project would not produce.

Mayor Silvestrin said people have said this property should be an open space or park. The city council needs to act with equity and the Mt. Olympus community has Mt. Olympus Park and Fortuna Park, and the foothills. The council has spent about $5 million in appropriations and grants to improve the trailhead at Neffs Canyon and acquire the property that is home to the continuation of the Bonneville Shoreline trail. The subject property was not great for open space, it is sandwiched between a freeway and major collector corridor with noise and pollution. The property is privately owned, and the city could not reasonably deny a rezone because the city would be depriving them of beneficial economic use. This project could generate sales tax revenue. The property tax rate would be lower for property owners by increasing the city's taxable value.

Mayor Silvestrini said the Mt. Olympus Community Council requested new playground equipment at Fortuna Park. This dealership could generate enough sales tax revenue to replace that equipment within one year. Sales tax revenue benefits the whole city. The owner of the Olympus Hills Shopping Center has contacted the city requesting that a large retail village center not be across the street because it would put his tenants out of business. Building a larger village center across the street would accelerate the redevelopment of the Olympus Hills Shopping Center which was already zoned C-2 with an existing building height of 45 feet. The city would have very little control of what went there because the property was already zoned and entitled to that.

Mayor Silvestrini said item 3.1 would expand noticing requirements with respect to developments in the village center. The council had concerns about broadening that notice as much as the community council and planning commission recommended. The council had to be mindful of the budget for mailings and staffs' time to produce the mailings. The state is concerned that cities do not create roadblocks to housing, and extending the noticing would create more public clamor. Mayor Silvestrini said the second ordinance was necessary to consider the rezone for the Porsche dealership, a General Plan amendment. Item 3.3 was the rezone for the Porsche property. Item 3.4 was

for a development agreement to accompany the rezone which conditioned it to what was being proposed and would not allow a billboard to be on the property.

Council Member DeSirant moved to approve Ordinance 23-36, Approving an Ordinance Amending Title 19 of the Millcreek Code of Ordinances by Amending Section 19.02.160 Public Notices and Enacting Chapter 19.62 Village Center Special Districts. Council Member Uipi seconded.

Council Member Uipi pointed out that the city had previously amended code to expand the rezone notice requirements from 300 feet to 600 feet. Council Member DeSirant said this ordinance would change the code from a 600 foot radius from the subject property to 600 feet from the entire village center perimeter.

The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

3.2 Discussion and Consideration of Ordinance 23-37, Amending Title 19 of the Millcreek Code of Ordinances by Enacting Chapter 19.62A, a New Village Center Special District Called Olympus Hills West Village Center Special District, Otherwise Known as the Olympus Hills West Village Center Text Amendment

Council Member DeSirant moved to approve Ordinance 23-37, Amending Title 19 of the Millcreek Code of Ordinances by Enacting Chapter 19.62A, a New Village Center Special District Called Olympus Hills West Village Center Special District, Otherwise Known as the Olympus Hills West Village Center Text Amendment. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

3.3 Discussion and Consideration of Ordinance 23-38, Rezoning Certain Property Located at Approximately 4074 South Wasatch Boulevard from R-1-8 (Residential) to OHW-VCSD (Olympus Hills West Village Center Special District) and Extending the OHW-VCSD to the Centerline of 3900 South Between Interstate 215 and Wasatch Boulevard, Otherwise Known as the Olympus Hills West Village Center Map Amendment

Council Member DeSirant moved to approve Ordinance 23-38, Rezoning Certain Property Located at Approximately 4074 South Wasatch Boulevard from R-1-8 (Residential) to OHW-VCSD (Olympus Hills West Village Center Special District) and Extending the OHW-VCSD to the Centerline of 3900 South Between Interstate 215 and Wasatch Boulevard, Otherwise Known as the Olympus Hills West Village Center Map Amendment. Council Member Jackson seconded.

Council Member Uipi said the developer was working proactively with the city to meet General Plan goals and this opportunity had not presented itself before.

The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

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3.4 Discussion and Consideration of Ordinance 23-39, Approving a Master Development Agreement for the Olympus Hills Village Center, Inclusive of a New Automobile Dealership and a Multiuse Project with Respect to Approximately Six Acres of Real Property Located at Approximately 4074 South Wasatch Boulevard

Council Member Catten moved to approve Ordinance 23-39, Approving a Master Development Agreement for the Olympus Hills Village Center, Inclusive of a New Automobile Dealership and a Multiuse Project with Respect to Approximately Six Acres of Real Property Located at Approximately 4074 South Wasatch Boulevard. Council Member DeSirant seconded.

Council Member Catten said she wanted her children and grandchildren to be able to stay in the city and they would not even notice the Porsche dealership.

The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

4. Business Matters

4.1 Discussion and Consideration of Ordinance 23-40, Repealing and Reenacting the City Ethics Code

Mayor Silvestrini said there had been changes in federal law requiring municipalities to have provisions in their ethics codes in order to receive grants. This ordinance would add the necessary provisions to Millcreek's code. John Brems noted there was also a provision that the state auditor required.

Council Member Jackson moved to adopt Ordinance 23-40, Repealing and Reenacting the City Ethics Code. Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

4.2 Discussion and Consideration of Resolution 23-48, Approving an Interlocal Cooperative Lease Agreement with the Unified Police Department (UPD)

Mayor Silvestrini said the UPD Millcreek Precinct had leased property in Millcreek. This agreement was a lease with the city as landlord and UPD as the tenant of the 3rd floor of the new Millcreek City Hall. Millcreek pays the rent for the Millcreek Precinct, so the lease was $10 a year. The lease would formalize the existing arrangement.

Council Member Jackson moved to adopt Resolution 23-48, Approving an Interlocal Cooperative Lease Agreement with the Unified Police Department (UPD). Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

5. Reports

5.1 Mayor's Report

Mayor Silvestrini reported that the Division of Air Quality had not provided a response on the 1,400 comments they had received on the Parley's mine application. Other partners were working to oppose the mine, in addition to Millcreek. There may be

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associated expenses and he asked if the council would be willing to spend up to $5,000 on it. The council voiced support. He reported that half of the city staff moved into the new city hall the prior week and the other half would move in that week. He felt the residents would appreciate the new functional building. The new city hall open house would be on November 16th.

5.2 City Council Member Reports
Council Member Jackson said the Harvest Market was at Millcreek Common on Friday nights. Roller skating would end on October 31st. Council Member Uipi thanked Francis Lilly for his work over the weekend in preparation for the meeting. Mayor Silvestrini also thanked Kurt Hansen for his work on the city hall.

5.3 Treasurer's Report
Council Member Jackson reported:

- As of October 23, 2023, the balance of the Series 2021 Bond Construction Fund is: $10,020.33. (City Hall construction)
- As of October 23, 2023, Millcreek's PTIF account balance is: $44,217,555.26.
- As of October 23, 2023, FY24 property tax has been received in the amount of $407,286.15. Last year at this same time, Millcreek had received $390,114.50.
- As of October 23, 2023, FY24 sales tax has been received in the amount of $2,375,043.12. Last year at this same time, Millcreek had received $2,439,401.32.

5.4 Staff Reports
Mike Winder said the Utah Pacific Islander Civic Engagement Coalition had an upcoming townhall at city hall.

5.5 Unified Police Department Report
Chief Petty-Brown reported the crime statistics for September 2023. There were 2,690 calls for service, 948 total cases, 410 citations, and 40 booking arrests. There were 47 assaults, 12 burglaries, 19 drug offenses, 79 family offenses, 78 larcenies, 8 robberies, 5 sex offenses, and 26 stolen vehicles. She reported that detectives and school resource officers delivered ice cream to Summit Christian Academy in an event to foster communication with local school children. Detectives were working with the Salt Lake County Health Department and Salt Lake City Public Works to clean up the multiple homeless campsites at 1000 E. Van Winkle. The campsite would be cleaned up at the end of October. In the month of September, Millcreek's Community Crime Suppression Unit had 10 arrests, 147 traffic stops, 13 stolen vehicles investigations, 1 recovered stolen vehicle, 17 drug investigations, 2 warrants, and seized 36.7 grams of meth, 60 milliliters of meth, 592 lbs. of marijuana, and 442 lbs. of Kratom. In the month of September, Millcreek officers responded to 16 transient calls, 45 mental health calls, 110 traffic accidents, and 6 hit and runs.

6. New Items for Subsequent Consideration
There were none.

7. Calendar of Upcoming Events

- Canyon Rim Citizens Association Mtg., 11/1/23, 7:00 p.m.
- East Mill Creek Community Council Mtg., 11/2/23, 6:30 p.m.

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- Mt. Olympus Community Council Mtg., 11/6/23, 6:00 p.m.
- Millcreek Community Council Mtg., 11/7/23, 6:30 p.m.
- Historic Preservation Commission Mtg. 11/9/23, 6:00 p.m.
- City Council Mtg. 11/13/23 7:00 p.m.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 10:35 p.m. Council Member DeSirant seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Jeff Silvestrini, Mayor

_____
Attest: Elyse Sullivan, City Recorder

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