Minutes of the
Millcreek City Council & Planning Commission
July 29, 2024
5:00 p.m.
Special Work Meeting

The City Council and Planning Commission of Millcreek, Utah, met in a special public work meeting on July 29, 2024, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website.

PRESENT:

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

Commissioners:
Shawn LaMar
Victoria Reid
Steven Anderson (absent)
David Hulsberg (absent)
Christian Larsen
Nils Per Lofgren (absent)
Diane Soule
Dwayne Vance

City Staff
Francis Lilly, Assistant City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Ryan Bagshaw, Dev. Review Coordinator
Zack Wendel, Planning Permit Tech.

Attendees: Philip Wilkinson (electronic), David Baird, Nancy Carlson-Gotts, Chris Zarek

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

Mayor Silvestrini called the work meeting to order.

1. **Discussion of Olympus Hills West Village Center Phase II**
   Francis Lilly noted the code process required this meeting.

   Chris Zarek, Cowboy Partners, introduced himself. Mayor Silvestrini asked about public engagement for this application. Lilly said there were neighborhood outreach meetings on June 4, 13, and 20. There were preliminary community council discussions in July. There will be an informal community council recommendation in August and a formal recommendation in September. The Planning Commission will review the application in September and the

Council will review it in October. Zarek said on June 4, an open house was held at Olympus Hills Mall to discuss the mixed-use center concept, showcasing various potential uses such as office, residential, retail, and public green spaces. The event aimed to gather community feedback through displays and general discussions. Following this, a tour on June 13 examined different public space precedents around the valley, including Holladay Village Plaza and Swaner Center in Park City. These examples provided insights into successful design features and challenges, such as the potential for large spaces to feel empty when not in use. The project team, working with city departments, is now refining designs to address practical and community needs. The site, constrained to two acres with significant grade changes, will incorporate below-grade parking to accommodate anticipated demand. The design includes residential units, a restaurant, and retail spaces, with access from Wasatch Boulevard and a ramp to the parking area.

Zarek showed the council and commission an image highlighting the grade change on the site (Wasatch Boulevard). He illustrated a broad site plan concept that consisted of office, residential, retail, a restaurant, and open space. The defined setbacks will define the size of the garage. He highlighted placement of the garage on the site plan. Zarek showed a potential concept for the UDOT ramp parcel to the north should it be abandoned with residential/retail and/or a hotel. The developers have a right of first refusal on title for purchasing the property, as does Unified Fire Authority. He showed site sections of the area highlighting the different elevations. Zarek then expounded on the concept vision. The developers tried to capture a pedestrian centric space with a plaza, residential court, and village green with a neighborhood office, retail, apartments, and restaurant as surrounding uses. He showed the concept site plan, ground and landscaping plan, 10,000 square foot open space concept, basement parking plan, first floor plan, second floor plan, third floor plan, and an area summary table detailing square footages, residential units, and parking.

Council Member Jackson asked about unit count. Zarek anticipated 60-74 residences with studio, one-bedroom, and two-bedroom units, all of which will be for rent. Council Member Uipi asked how many public parking stalls were above and below ground on the west parking lot. Philip Wilkinson, architect, said 36 above and 160 below.

Zarek showed images that were models for the concepts the developers were trying to achieve for open space, neighborhood restaurant, office and residential, neighborhood retail, exterior lighting, and exterior signage. They did not anticipate a franchise restaurant. The residential component would be high-end. Cowboy Partners was looking to relocate their office to this location.

Commissioner LaMar asked about a pedestrian crosswalk across Wasatch Boulevard. Zarek said the traffic study did not necessitate a crosswalk for this project, but they recognized it may be a good idea. Mayor Silvestrini said city engineering would need to visit that as there would be cross over traffic to use the shared path on the west side of the street. The foot traffic may warrant that kind of expense once the project was developed. Commissioner LaMar asked about shared parking with the Porsche dealership. Zarek did not anticipate any since Porsche had expensive inventory sitting out. Commissioner Soule commended Zarek for listening to the public as prior comments were reflected in this concept. She brought up bike racks and a potential inundation of bicyclists. She noted that women did not want to use underground parking for safety reasons. She asked why the units would be for rent. Zarek said

rental developments are what Cowboy Partners did. They value the rental community because they control and operate them. Cowboy Partners operates everything they own. Commissioner Reid asked about security in the parking garage and ramp. Zarek said they would have controlled access to the garage and the residential would have controlled accesses beyond the public parking. Commissioner LaMar asked if the residential leasing component could be incorporated into the corporate portion so as to not be as big. Zarek said there would be shared operational spaces with the office.

Lilly said the Village Center Special District was approved; however, Phase II is subject to a development agreement which is treated like a rezone. There could be an amendment to the existing development agreement. The process for approval is outlined in Millcreek Code 19.62 and 19.62A. Development standards are established for height, materials, minimum retail area, restaurant uses, façade articulation, landscaping, streetscape, and signs. The application for this project is due August 9th.

2. **Progress Report on the Zoning and Subdivision Code Update**
Francis Lilly gave an update on the Millcreek Code update. He anticipated open houses and community notices to go out in October, Planning Commission consideration in November, City Council consideration in December, and for the new code to go into effect in January. The code components changed included landscape standards, subdivisions, parking and mobility, Forestry Recreation Estate Zone, mobile homes/tiny homes, R-1 Zone/Residential Compatibility Overlay Zone consolidation, medium density residential zones, multifamily residential, commercial zones, City Center Overlay Zone, sensitive land, light industrial and mixed development zones, application procedures, wireless telecommunications, building height in general, affordable housing incentives, lot on a private right-of-way, reasonable accommodations and residential facilities for persons with a disability, accessory dwelling units, accessory buildings in general, fencing and walls, sensitive lands, home businesses and temporary uses, and recodification. This has been a two year process. Mayor Silvestrini thanked the Planning Commission and staff for their work.

ADJOURNED: Council Member Jackson moved to adjourn the meeting at 6:05 p.m. Council Member Catten seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

APPROVED: _____ **Date** 8-12-2024
Jeff Silvestrini, Mayor

Attest: _____
Elyse Sullivan, Recorder