



Planning and Zoning

Year in Review
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Townhomes	85
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Building Permit Reviews Overall	586

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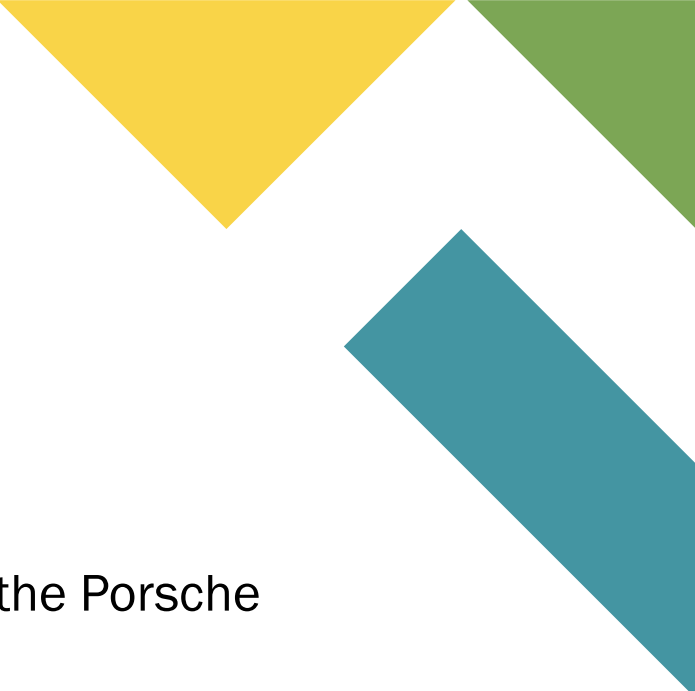
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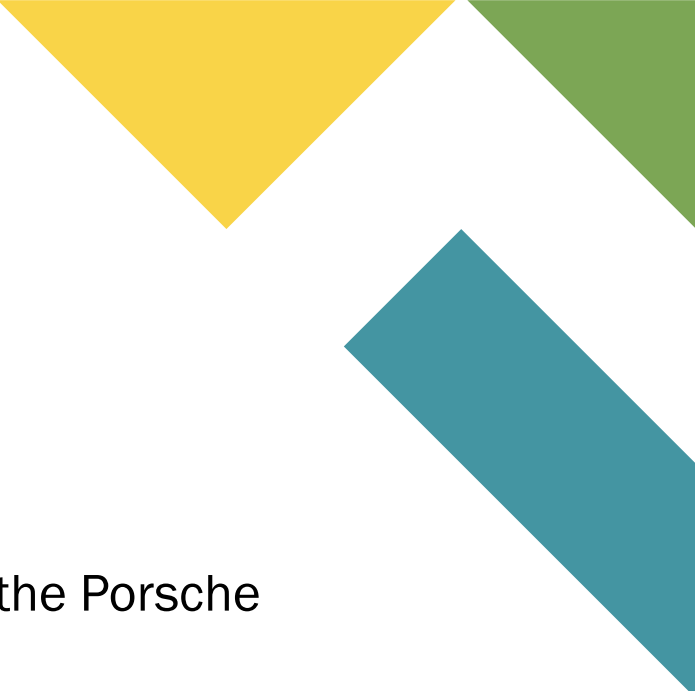
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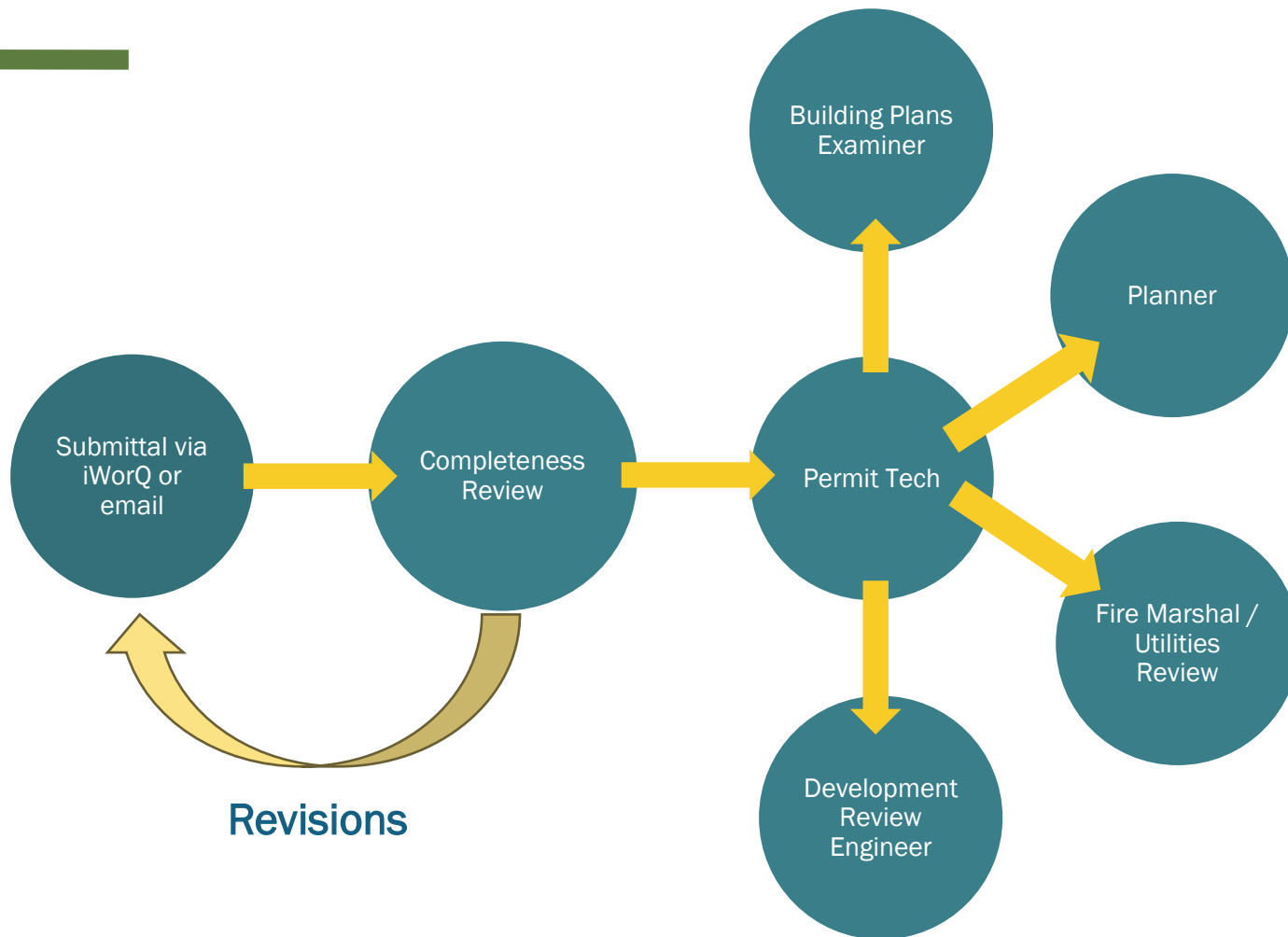
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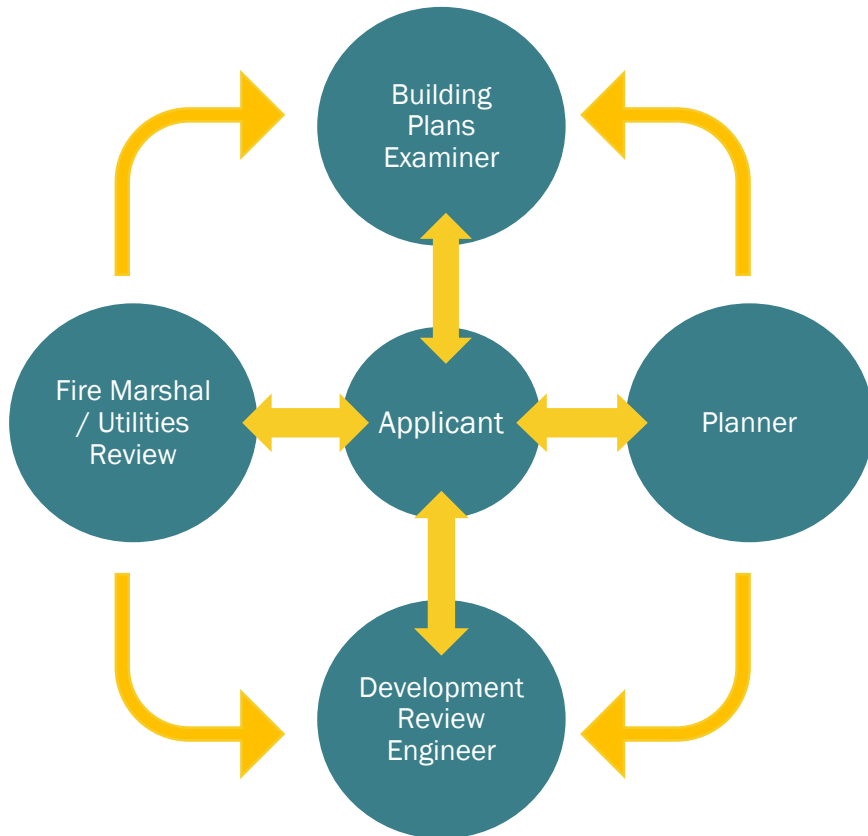
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- Updating checklists with the new code standards.
- Utilizing iWorQ for Planning Applications.
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Initial Permit Application Submittal

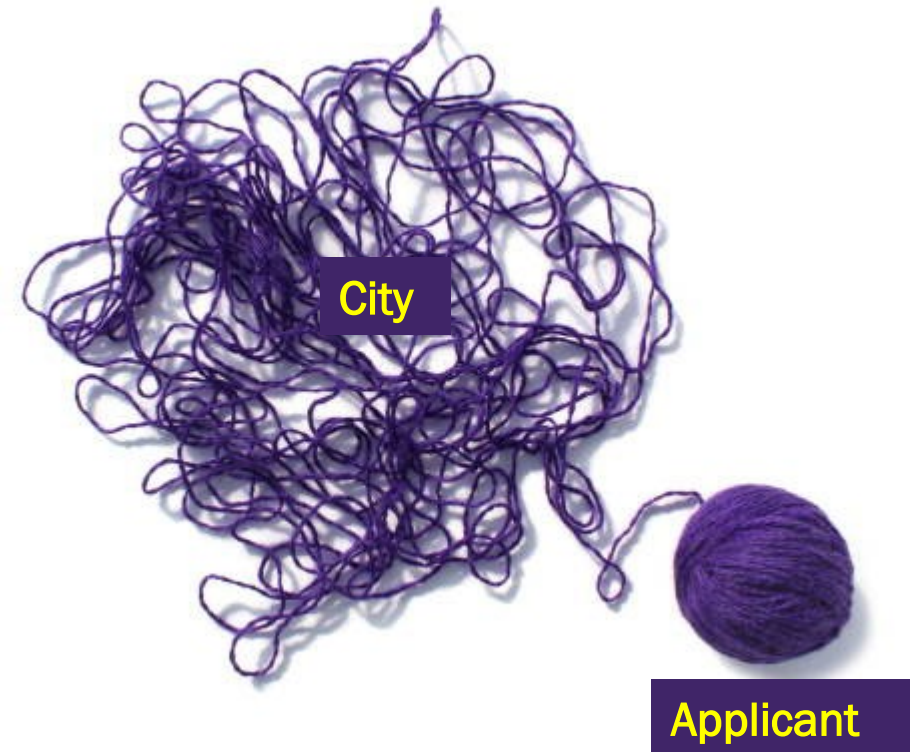


Revision Submittal Process

...as we see it.



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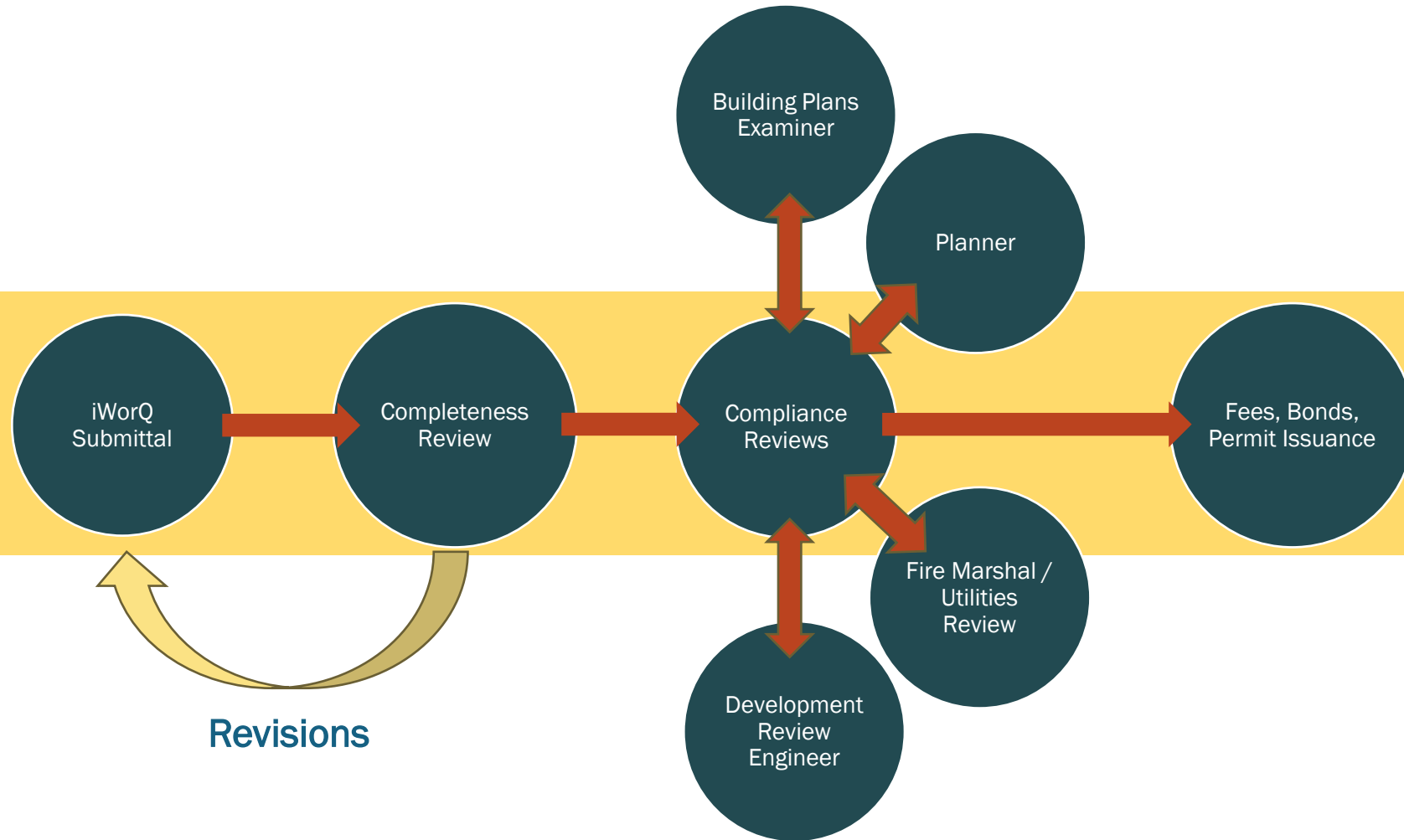
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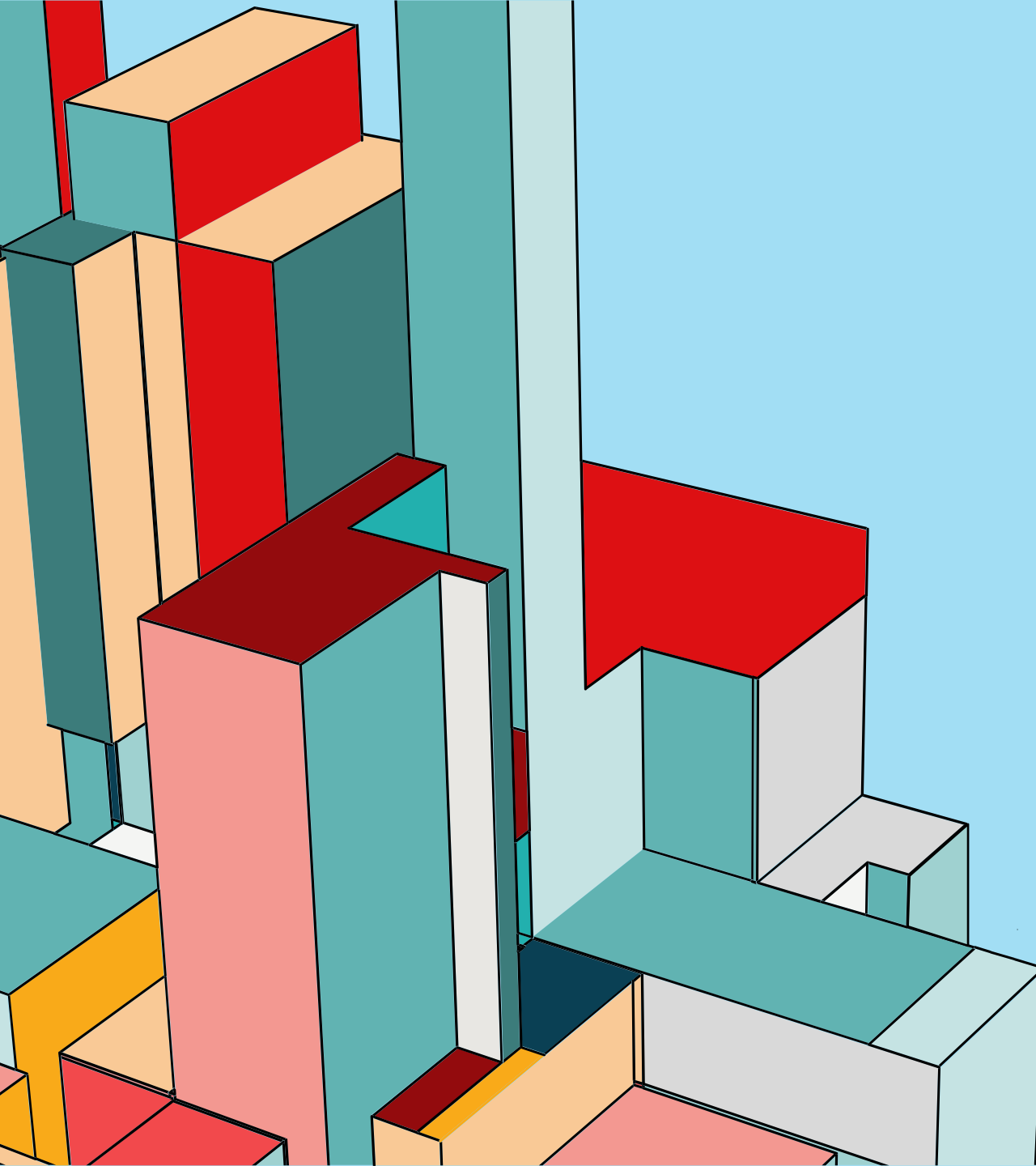
Plan Review Coordinator Benefits

- Shared between Building Services and Planning.
- Main point contact of for all applicants, from initial submittal to payment of fees.
- Manage Planning iWorQ portal.
- Frees up Plans Examiners, Planners, and Engineers to do more detailed review work, appropriate to their expertise and grade.
- Planning Department can devote more time to Historic Preservation and Sustainability.

Thank you



*** Fred and Rob aren't photographed, but they're just as cool.**



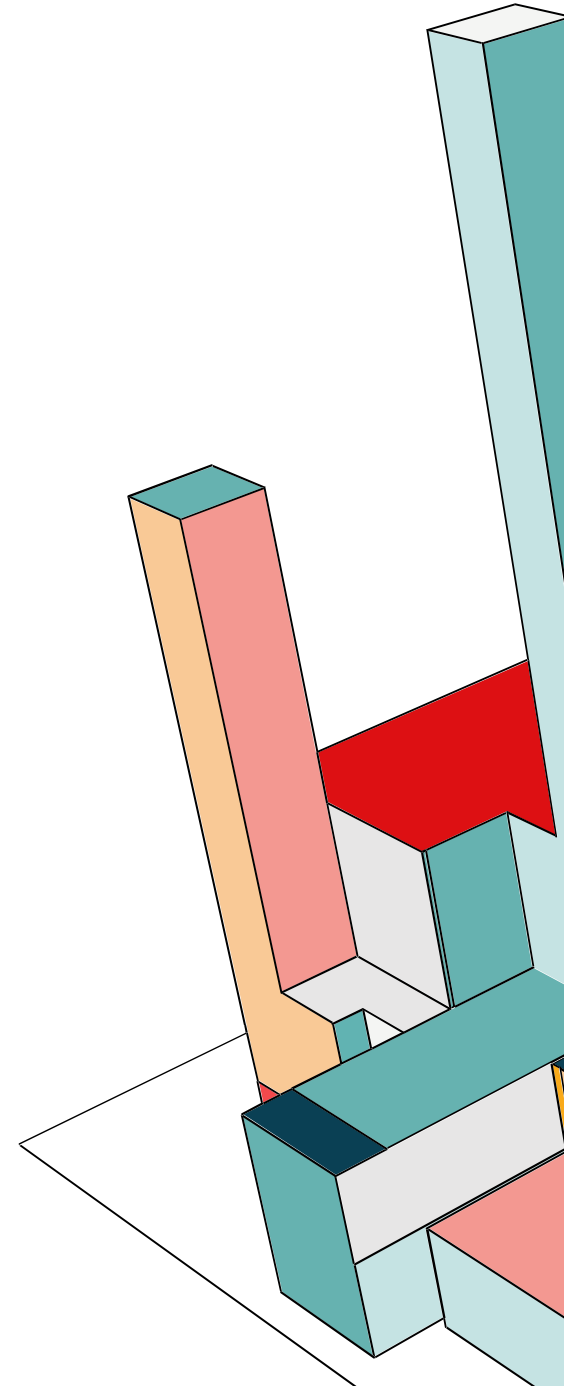
ZONING AND SUBDIVISION CODE UPDATE

MILLCREEK PLANNING COMMISSION

15 JANUARY 2025

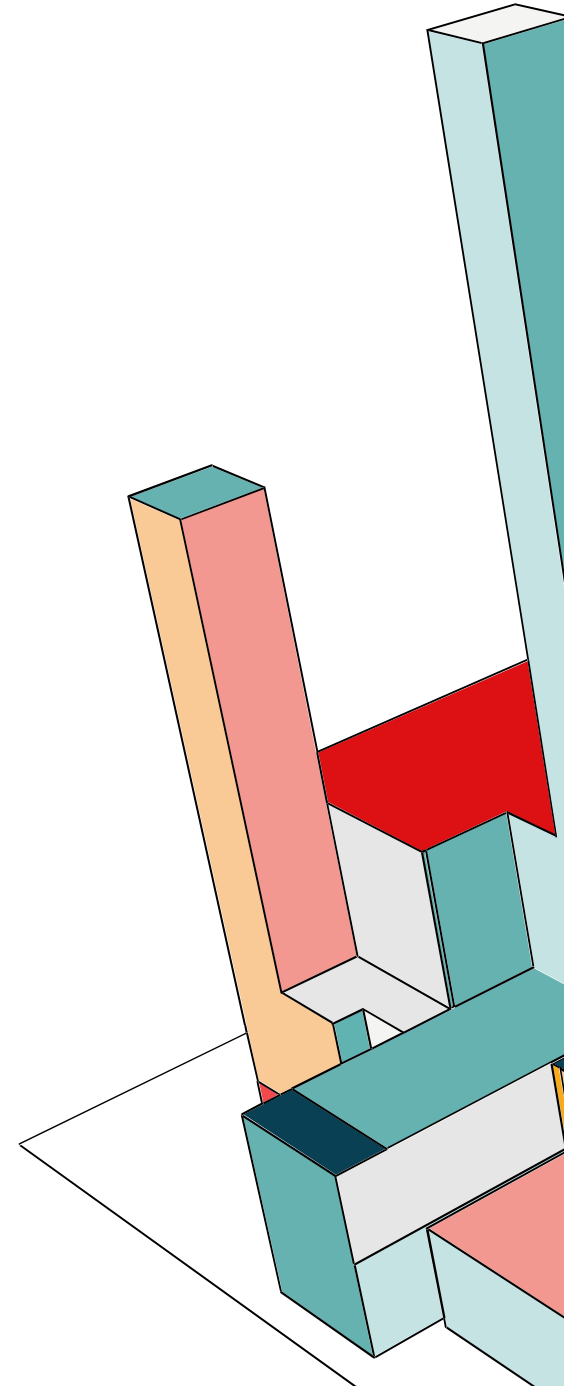
ALMOST DONE!

- 2022: Code Assessment, Initial Interviews, and Survey
- 2022-2023: Stakeholder Committee Evaluations
- 2023-2024: Individual Chapters Reviewed by Public Bodies
- 2023: Neighborhood Outreach on R-1 and R-2 / RCOZ Updates
- 2025: Neighborhood Outreach on Recodification



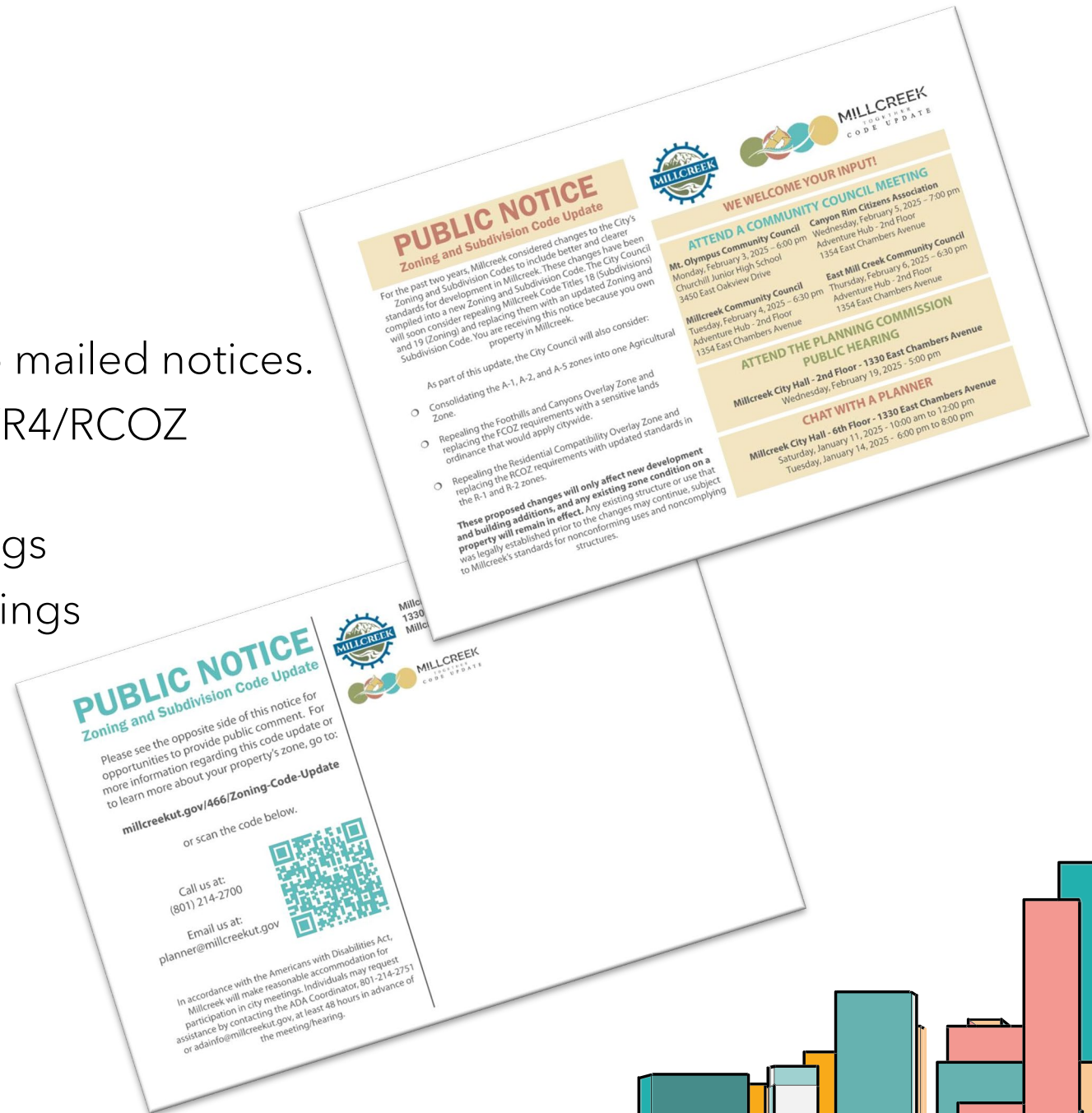
ALMOST DONE!

- 18 Code Chapters reviewed individually by Community Councils, Planning Commission, and City Councils
- Early Adoption of:
 - Landscaping
 - Parking
 - Subdivisions
 - R-1/RCOZ Updates
 - Forestry Recreation Estate Zone
 - Signs
 - Village Center Special Districts



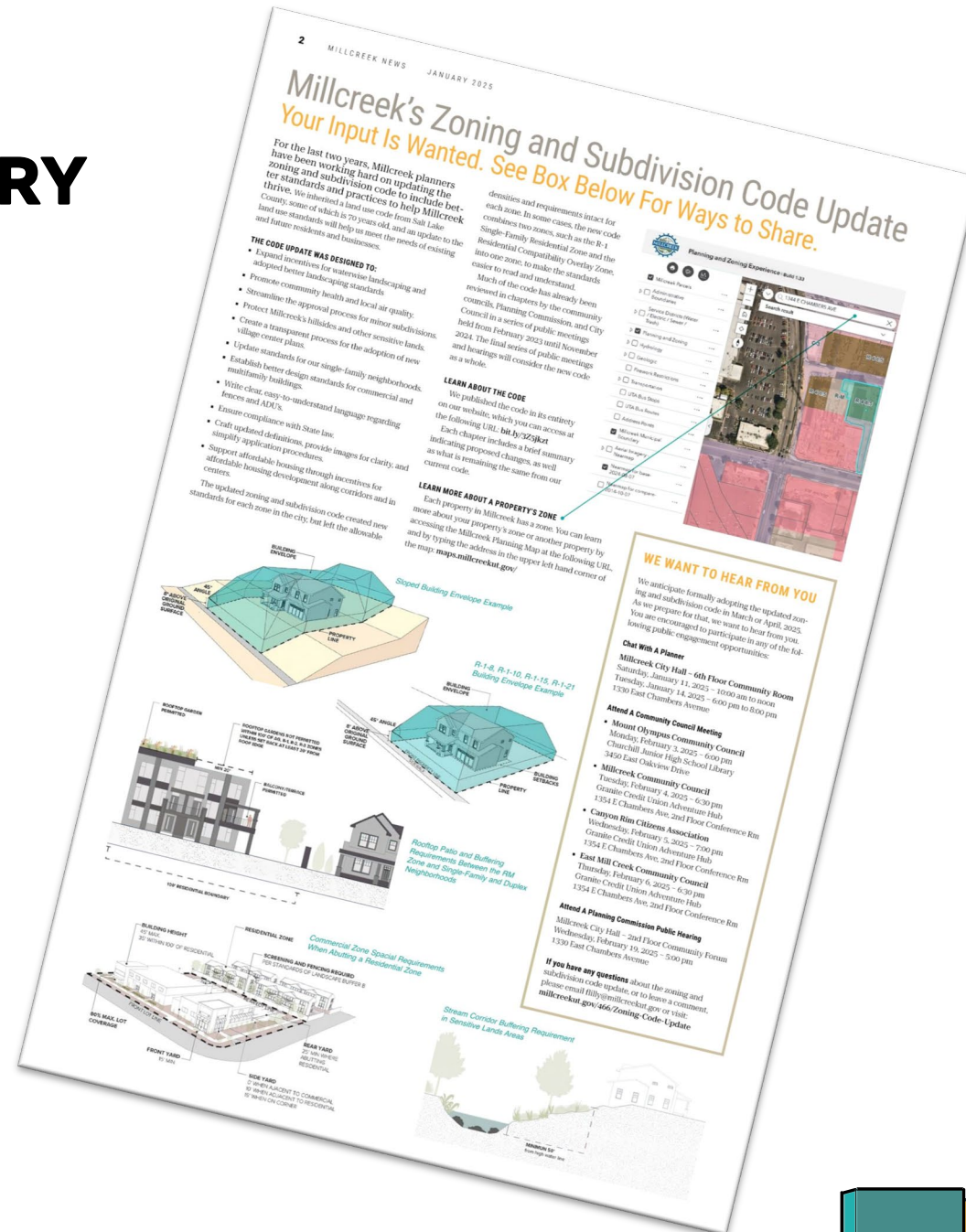
ENGAGEMENT SUMMARY

- Most property owners received at least two mailed notices.
 - 16,975 mailers for R-1/R-2/Agriculture/R4/RCOZ Public Meetings
 - 1,206 mailers for C Zone Public Meetings
 - 3,935 mailers for RM Zone Public Meetings
 - 19,551 mailers for Recodification Public Meetings
 - ~43,000 pieces of mail!



ENGAGEMENT SUMMARY

- Five Printed Newsletter Articles:
 - January 2025
 - August 2024
 - May/June 2023
 - Oct/Nov 2022
 - Aug/Sep 2022



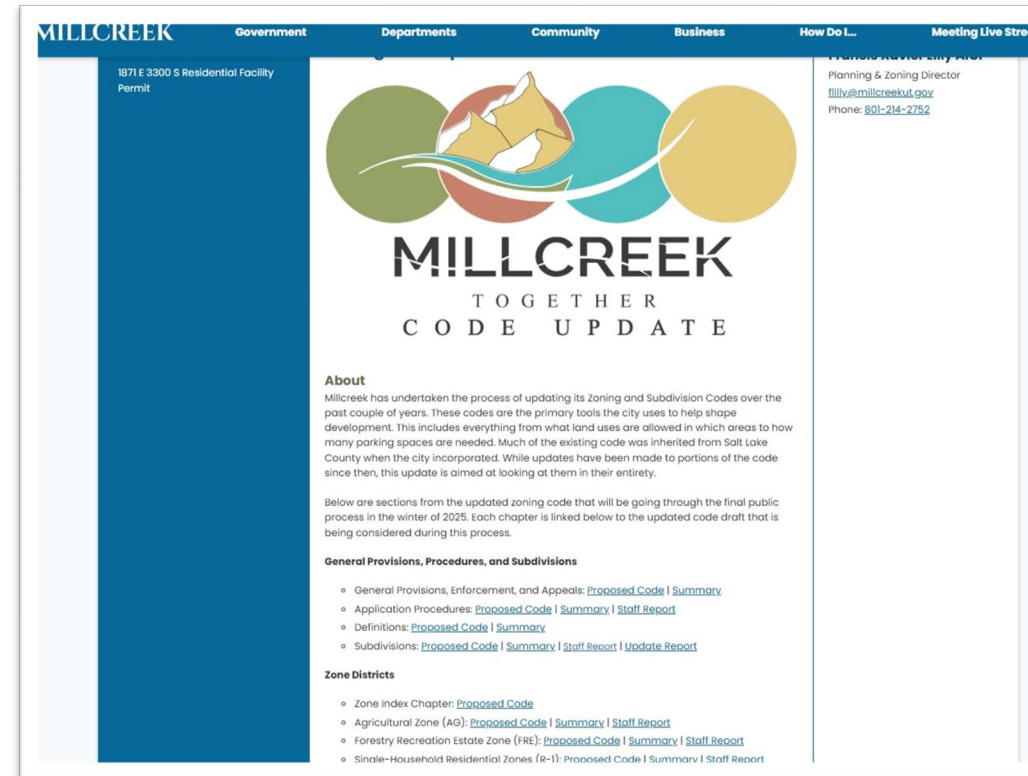
ENGAGEMENT SUMMARY

- Five “Chat with a Planner” Sessions
 - 3 in May 2023, focused on R-1 and RCOZ
 - 2 in January 2025, focused on the code update in general.
- ~80 people attended over the five sessions



ENGAGEMENT SUMMARY

- Website links to each chapter.
- Includes a summary, the proposed text, and a link to the staff report (where applicable).



IMPACTS

- Reduced The Number of Zones
 - Commercial Zones – 3 to 2
 - FR Zones – 5 to 1
 - Elimination of RCOZ and FCOZ
 - Who needs an airport overlay zone anyway?
- Clarified Application Procedures
 - 24 different planning application types in Millcreek

Table 18.15-3 Zoning Map Amendment Meeting and Noticing Requirements		
<i>Application Procedure Steps</i>	<i>Requirement</i>	<i>Code Reference</i>
Pre-Application Consultation	Required	MKZ 18.15.010
Concept Review	Required	MKZ 18.15.020
Neighborhood Meeting	Required	MKZ 18.14.030
Community Council Recommendation	Required	MKZ 18.14.050
Planning Commission Public Hearing and Recommendation	Required	MKZ 18.14.050 MKZ 18.15.080
Council Public Meeting	Required	MKZ 18.14.050 MKZ 18.15.080
Mailed Notice to Affected Entities	Required	MKZ 18.14.060
Mailed Noticing Requirement for Property Owners – Distance	600 feet	MKZ 18.14.060
Mailed Noticing Requirement – Time	7 days prior to <u>first</u> Community Council Meeting	MKZ 18.14.060

IMPACTS

- Defined **every use** referenced in the code, either as permitted or prohibited.
- Better graphics.
- Made height and building envelopes in R-1, AG, and R-2 zones more adaptable to different lot sizes.
- Enabled Millcreek residents to take advantage of the Utah Water Savers Grant program.

Figure 18.36.3 R-1-3, R-1-4, and R-1-5 Building Envelope

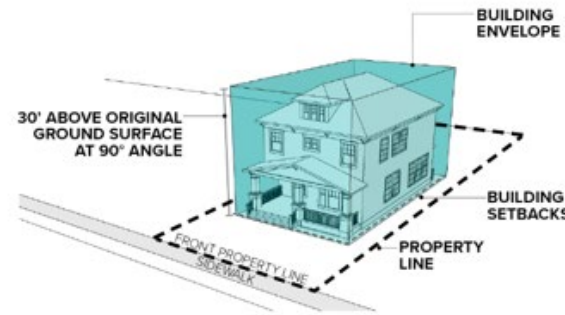


Figure 18.36.4 R-1-6 Building Envelope

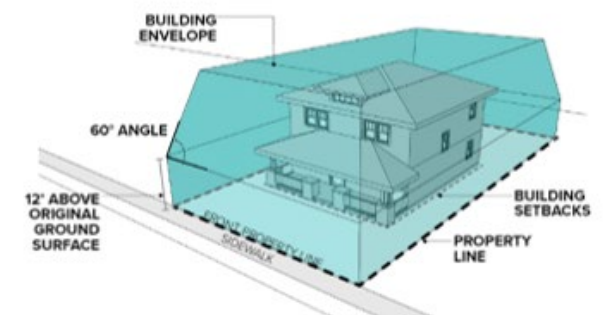
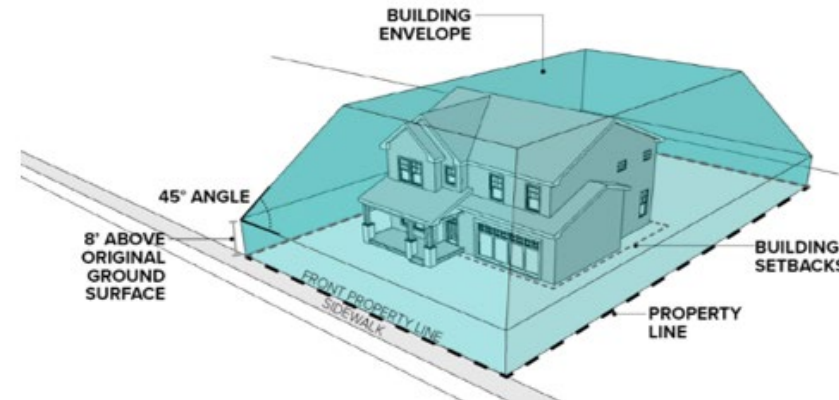
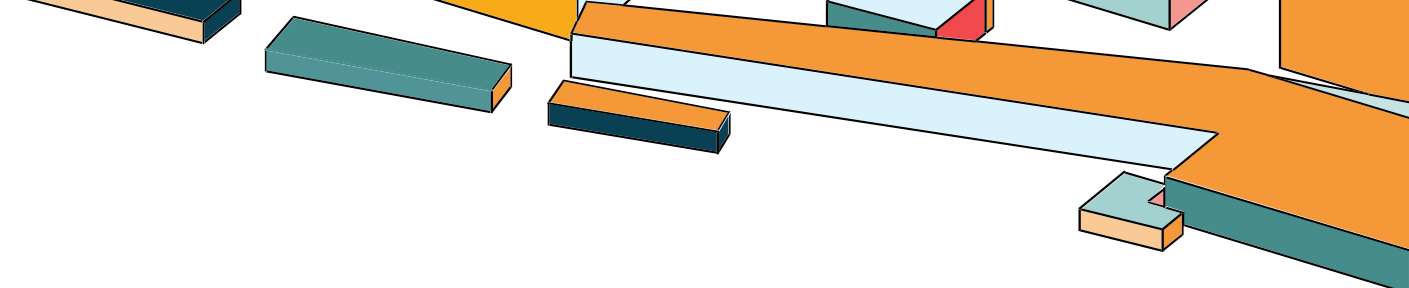


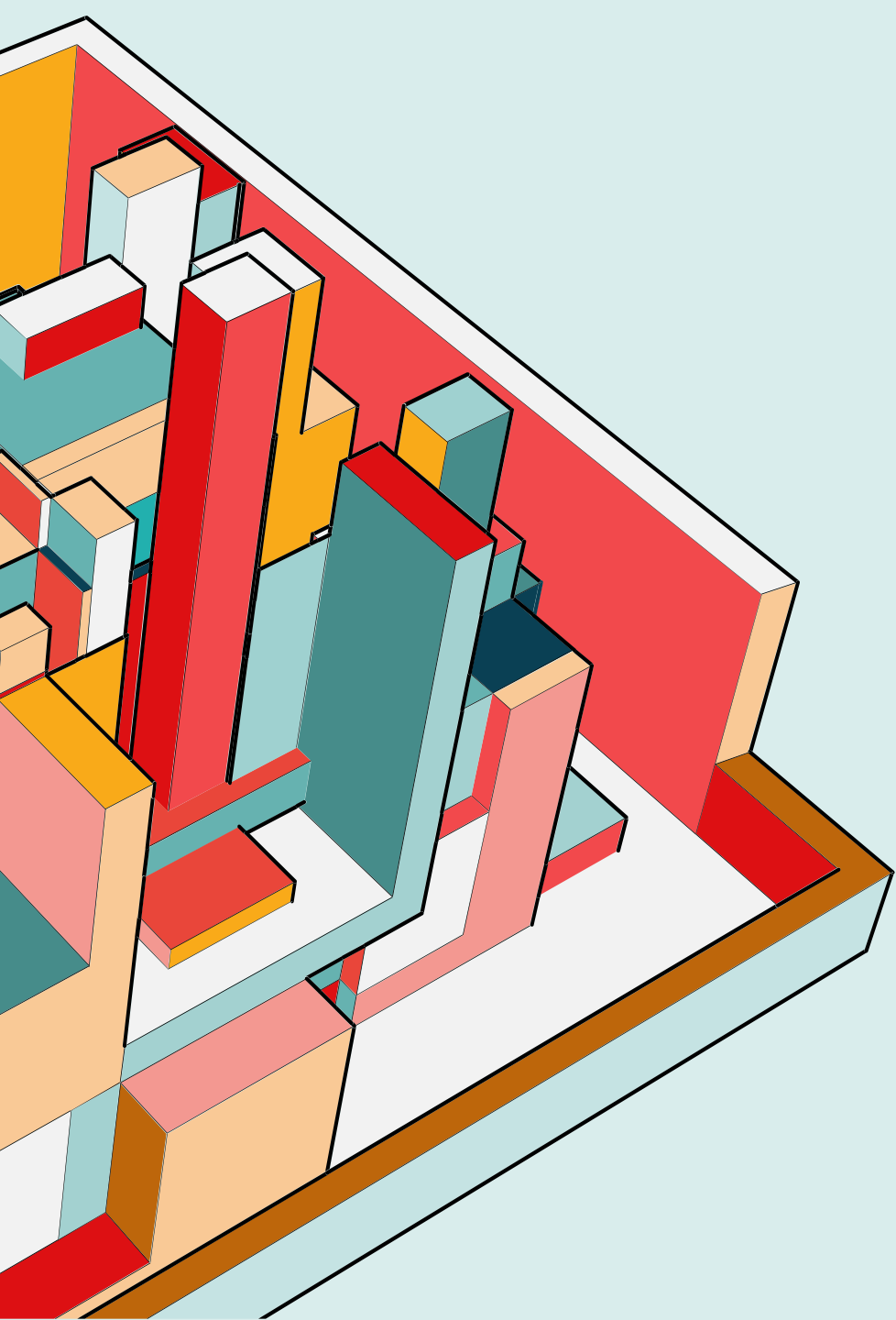
Figure 18.36.5 R-1-8, R-1-10, R-1-15, and R-1-21 Building Envelope





IMPACTS

- 5-acre lot size minimum in FRE will help protect hillsides.
- Village Center Special District ordinance will help the city achieve its economic development goals.
- Sign standards are improved. Potential reduction in the number of billboards.
- Subdivision standards are compliant with state statute.
- Parking standards will help facilitate affordable housing development.
- Affordable housing incentives.
- Standards for required studies and plans.
- Modern terminology, easy-to-read tables.
- PUDs replaced with roadway standards and updated minimum lot sizes.



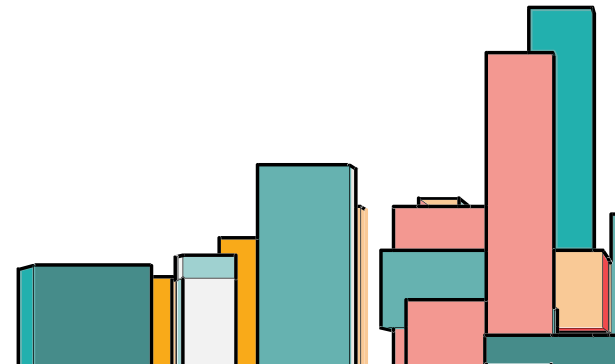
FUN FACT

Existing code has ~ 174,350 words

Proposed code has ~ 149,961 words

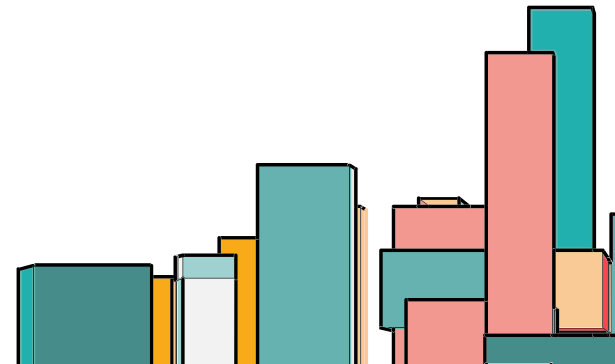
WHAT'S LEFT TO DO?

- Some chapters have not been reviewed by our public bodies yet:
 - General provisions
 - Most definitions
 - Temporary Uses and Structures
 - Nonconformities
 - Floodplain Hazards Mitigation
 - Outdoor Lighting
 - Animal Regulations
 - Special Business Land Use Regulations
- In most cases, proposed standards are significantly the same as current standards.



WHAT'S LEFT TO DO?

- Approve a Recodification of the Zoning and Subdivision Code
 - Community Council Meetings in the First Week of February
 - Planning Commission Public Hearing on 19 February
 - City Council Review on 10 and 24 March
- Also on 10 and 24 March:
 - Approve Updated Checklists
 - Approve Updated Consolidated Fee Schedule
 - Approve changes to Title 14



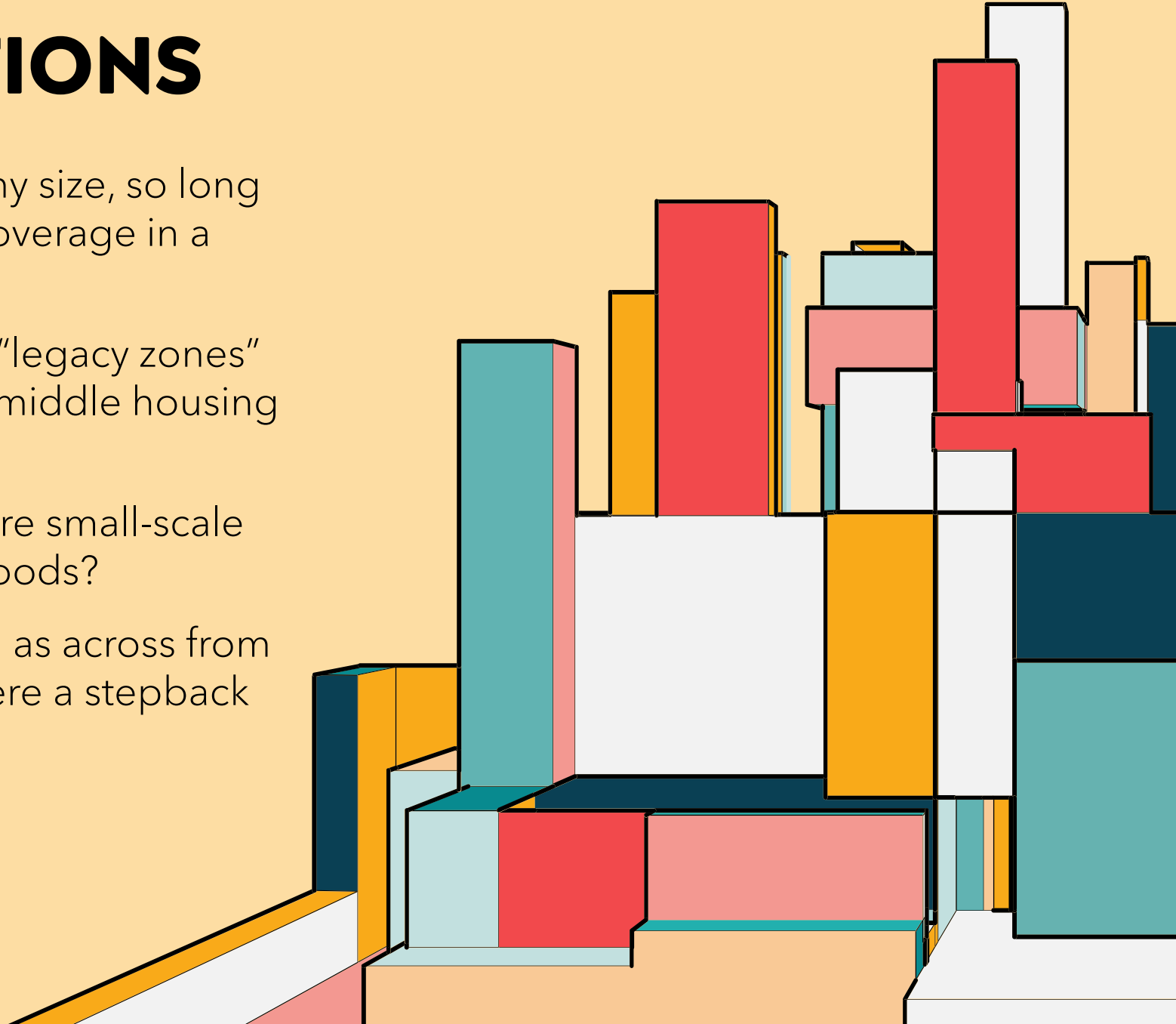
POLICY QUESTIONS

- Should we exempt existing dwellings from our lighting standards?
- Should we consider a maximum impervious surface coverage for residential parcels? What about 2 driveways?
- Are there areas in CCOZ, such as across from existing commercial uses, where a stepback may not be necessary?



POLICY QUESTIONS

- Can accessory buildings be any size, so long as they don't exceed the lot coverage in a zone?
- Should C-1 and R-4 zones be "legacy zones" or are they useful for missing-middle housing and neighborhoods?
- Is there an opportunity for more small-scale commercial in our neighborhoods?
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Follow-Up Reviews	192
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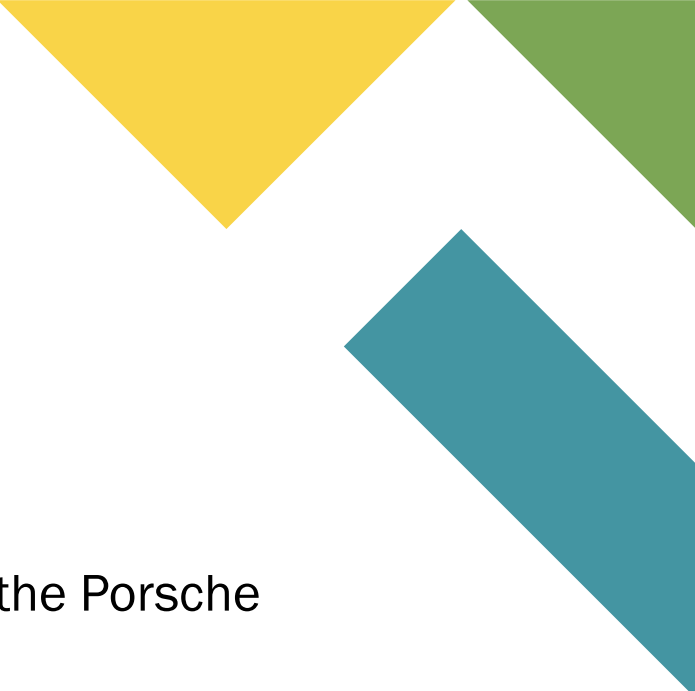
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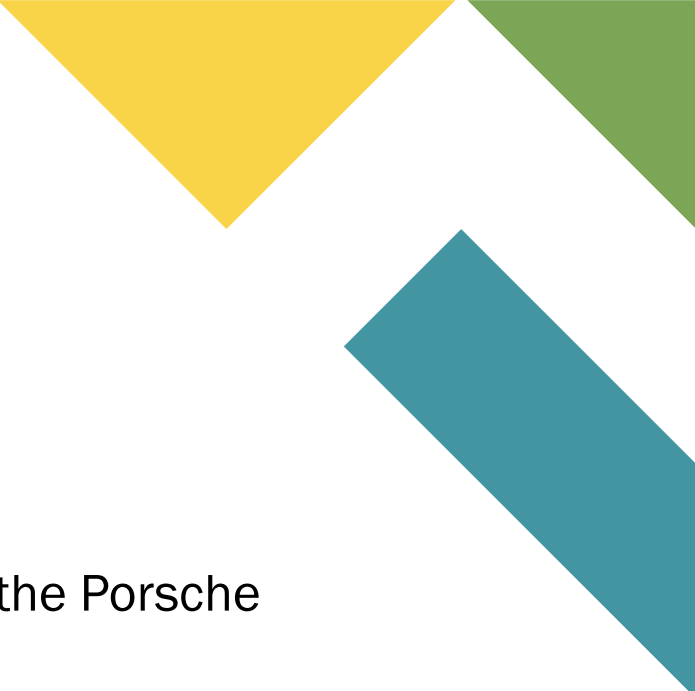
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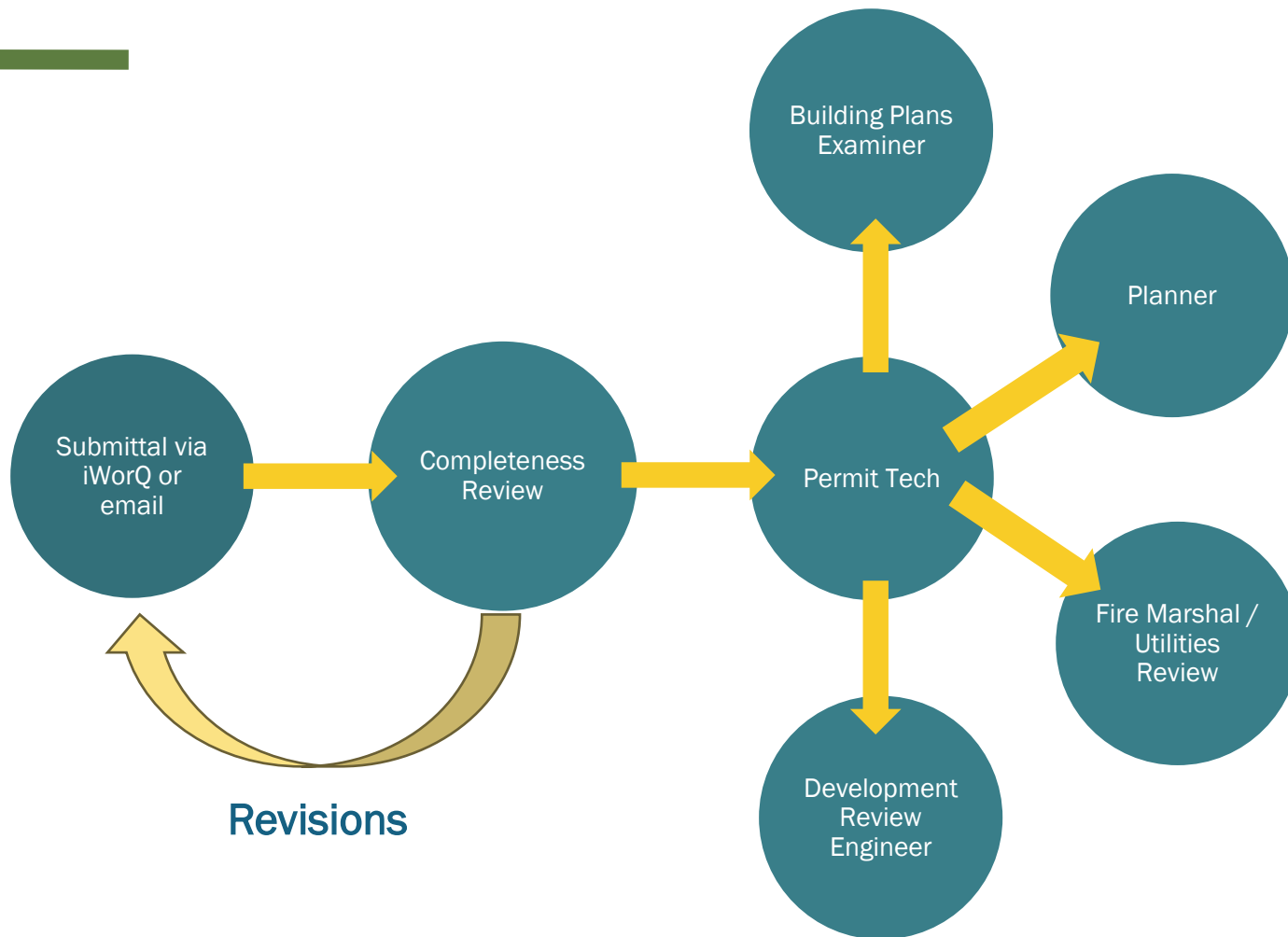
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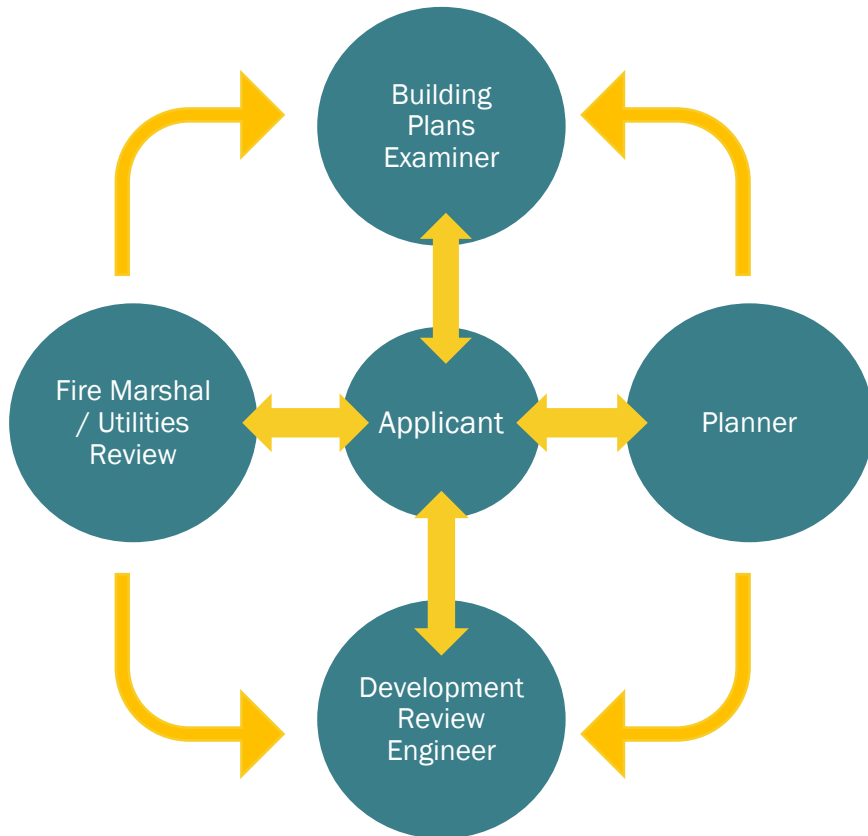
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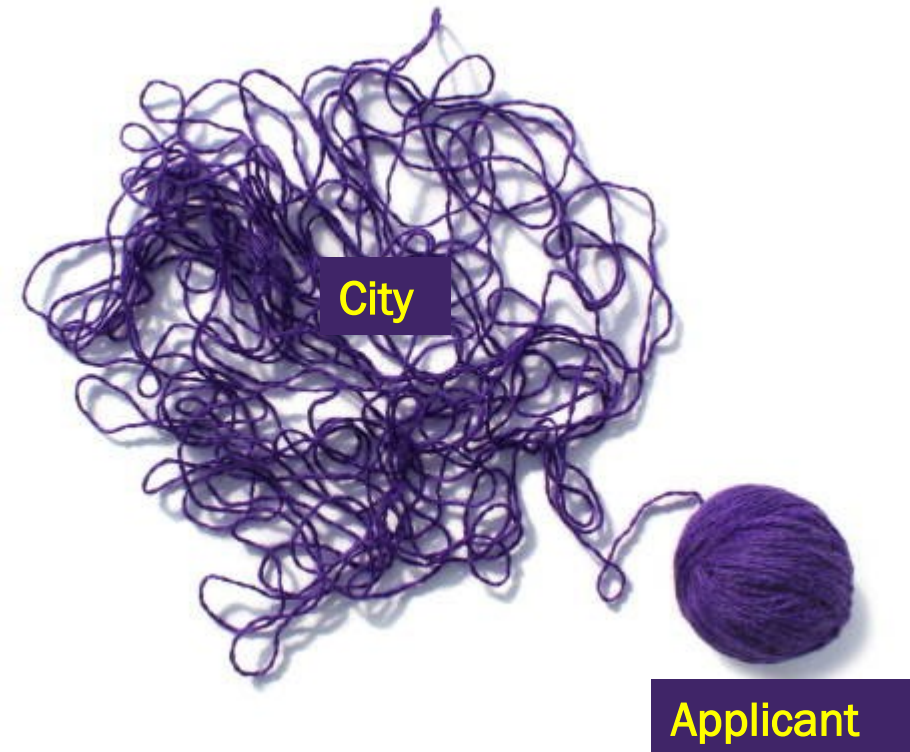


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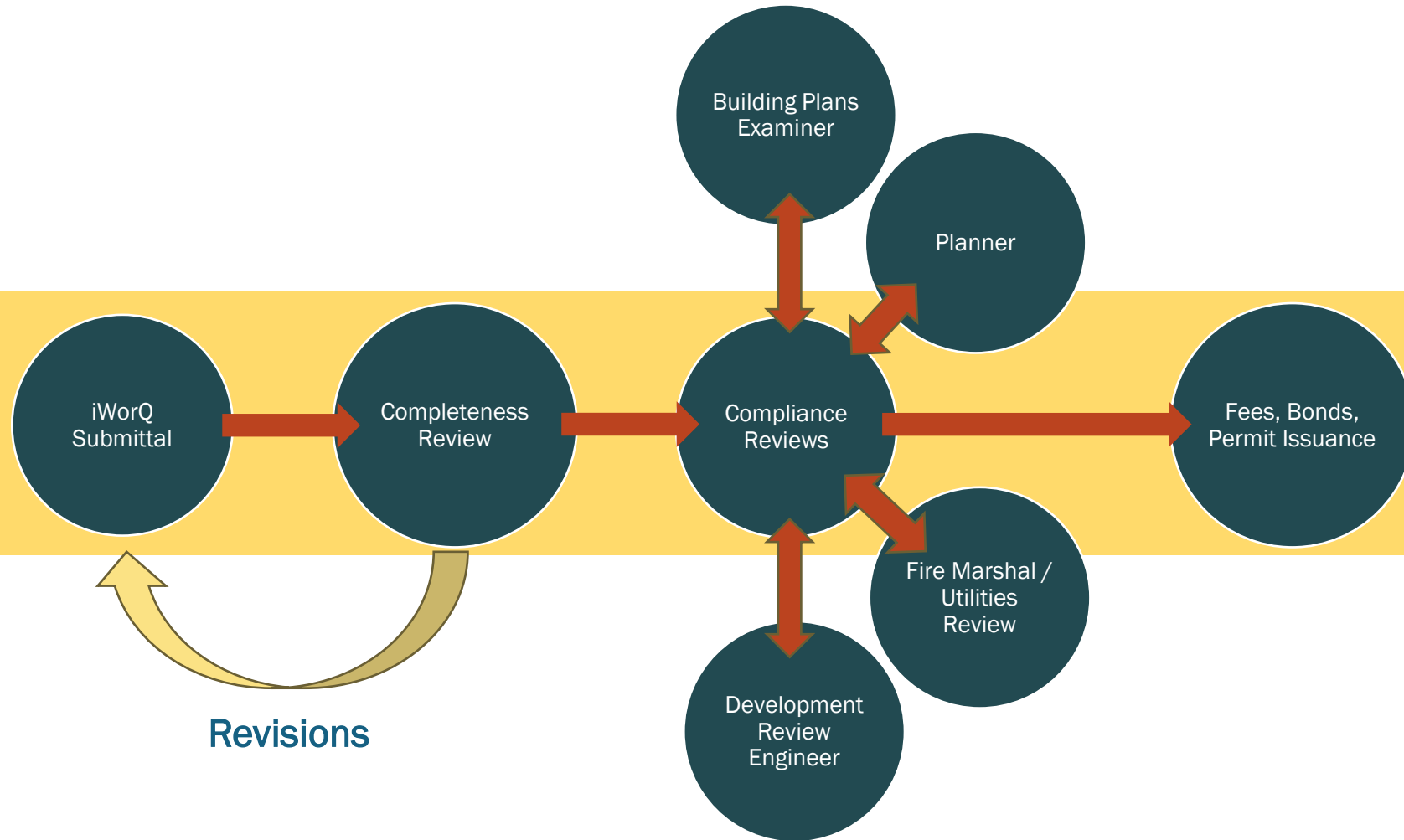
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