



**Minutes of the
Millcreek City Council
August 25, 2025
6:00 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 August 25, 2025, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had 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

Mike Winder, City Manager
Elyse Sullivan, City Recorder
Kurt Hansen, Facilities Director
John Brems, City Attorney
Sean Murray, Planner

Attendees: Rick Hansen, Micah Peters, Connor Gale, Jack Adams, Chief Petty-Brown, Lt. Lovato

WORK MEETING – 6:00 p.m.

TIME COMMENCED: 6:02 p.m.

Mayor Silvestrini called the work meeting to order.

1. Planning Matters First Reading:

- a. **ZM-24-003, Rezone Request from the M (Manufacturing) Zone to MD (Mixed Development) Zone to Accommodate 77 Townhome Units and a 3,000 Square Foot Commercial Building; Amendment of the Phase I Development Agreement to Replace Proposed Commercial Component on Main Street with Additional Open Space at approximately 81 W Central Avenue (Opus Green North) by Applicant Micah Peters; Sean Murray, Planner**

Sean Murray said the proposal involves changing the zoning from Manufacturing (M) to Mixed Development (MD) to accommodate a new phase of the Opus Green project, just north of its existing site. The area is currently used as a construction staging ground and includes two unused cement silos. The development plan includes aesthetic and infrastructure improvements along Central Avenue, such as angled street parking, street trees, lighting, and sidewalks, to make the area feel more residential. A proposed landscape plan meets city requirements and includes a half-mile trail connecting the project to a regional transit station, along with outdoor amenities like a gazebo, grill area, and access to an existing large playground.

The development will feature owner-occupied, subdivided units, some of which are live-work spaces, along with a commercial building. Parking is plentiful, with on-street and off-street spaces, two-car garages for each unit, ADA spaces, delivery zones, and bike racks—intended to alleviate existing parking pressures. A traffic study concluded that no major changes to Central Avenue are needed. The development agreement mirrors that of the first phase, including an ownership clause allowing temporary rentals if sales are delayed, with a cap of 11 years. Over 90% of phase one units are already owner-occupied.

Additionally, the original plan for a small commercial site along Main Street in phase one has been revised to become a park and food truck plaza, offering improved public access to the nearby river and greenway. The project aligns with the city's general and future land use plans, promoting mid- to high-density housing, walkability, public transit, and commercial activity. The Millcreek Community Council and Planning Commission both unanimously recommended approval, with minor adjustments for flexibility, such as allowing the commercial building to reach 45 feet in height. A neighborhood meeting was held with no attendees or public comments received.

Mayor Silvestrini expressed appreciation for the extensive collaboration between planning staff and the developer, noting that not all projects receive unanimous recommendations from both the Millcreek Community Council and the Planning Commission. He described the original Opus Green project as a successful development that aligns well with Millcreek's goals, particularly in promoting owner-occupied housing. He supported the proposed angled parking along Central Avenue, stating it would foster a more neighborhood-oriented atmosphere while increasing available parking, benefiting both future residents and surrounding businesses.

Council Member Catten asked why the previous phase one's food truck park was not just left as open space as there is a lack of green space in the area.

Micah Peters, Clearwater Homes, emphasized the unique opportunity the area presents as one of the few open spaces adjacent to the creek. While initially planning for a commercial building, they proposed instead to preserve the space as open parkland, believing it offers greater long-term benefit to the community. The developer intends to dedicate the parcel to the city as a park extension and is open to various design options, including picnic areas, pergolas, or additional landscaping. They are committed to building and maintaining the site for a year and ensuring infrastructure needs like water and power are met, making it ready for city ownership and use.

Council Member Catten acknowledged the poor parking in the area and adding more parking problems by having a food truck park. Peters noted there was excess parking in the development and right-of-way. Mike Winder said the area was very walkable and there was open space on the Murray side of the river. Mayor Silvestrini felt it was worth taking a chance on a food truck park. Council Member Catten again expressed concern about a lack of green space in the area. Winder suggested the number of food trucks could be limited to preserve more green space. Council Member Catten requested the food truck pad be smaller. Council Member Jackson requested an access to Main Street be included so the trucks were not stacked on one ingress/egress.

Peters provided an in-depth overview of the next phase of the Opus Green project, highlighting key features and ongoing commitments. He emphasized that upcoming revisions will be shared for review and welcomed feedback to reach consensus. A major focus is the addition of 1,250 linear feet of new trail connecting Central Avenue to the existing system, improving walkability and access to the nearby TRAX station—just 377 yards from the site. The developer noted strong demand in 2024, with Opus Green becoming the Wasatch Front's fastest-selling townhome community, moving 84 units in 12 months, far outpacing competitors. However, current market conditions have slowed sales, and they are optimistic that expected interest rate cuts will restore buyer confidence.

Peters also detailed the community's appeal to tech workers who use public transit and praised the project's unique floor plan—featuring great rooms and kitchens on the top floor—which has drawn strong emotional responses from buyers. He expressed pride in the community's sustainability, with zero-emissions homes powered entirely by electricity. Heating and cooling costs remain low—approximately \$70 per month for three-bedroom units and \$58 for two-bedroom units—and energy-efficient mini-split systems will be used in the upcoming phase.

The project includes 215 total parking stalls and a major streetscape improvement along Central Avenue, aiming to transform it from an industrial corridor into a more welcoming, landscaped boulevard. A nearly three-quarter-acre open space is centrally located in the development, with generous 58-foot spacing between buildings, contributing to a total of 33.3% open space. The landscaping plan is robust, using perennials, annuals, and evergreens to ensure year-round visual appeal. Previous concerns about units facing each other were resolved through thoughtful design and landscaping, resulting in strong sales. Finally, the developer highlighted the project's environmental impact, with phase one alone saving 937 tons of CO₂ annually and phase two expected to save an additional 539 tons—reinforcing their commitment to responsible, sustainable, and community-oriented development. He showed the council the proposed site plan, floor plans, and building elevation renderings.

b. ZT-25-003, Technical Corrections to the Millcreek Land Use Code; Sean Murray, Planner

Sean Murray provided an overview of proposed technical corrections and clarifications to the city's recently updated development code. While the comprehensive code update significantly improved usability and clarity for staff, residents, and developers, several minor issues have since been identified that now require adjustment. These proposed changes address technical oversights, inconsistencies, and ambiguities, ensuring the code functions as intended without adding unnecessary regulatory burdens.

Key revisions include restoring the correct lot coverage in the Agricultural (AG) Zone, clarifying language in the R4 and RM zones, and correcting unintended restrictions on existing non-residential uses. In the RM zone, overlapping language for patios, porches, and balconies has been unified to a consistent 60-square-foot requirement. Terminology related to garage and vehicle access is also being moved to Title 14 to avoid conflicting code sections.

In the MD and CCOZ zones, window glazing requirements on the ground floor are being reduced from 50% to 33% for residential developments to better reflect practical and privacy concerns. Updates are also being made to allow certain automobile-related uses in the M zone that were previously omitted. For structures under 200 square feet, such as prefabricated sheds or barrel saunas, design standards will no longer apply, though they must still meet setbacks, height, and lot coverage requirements.

A correction is also being made to ensure that property owners with existing non-conforming setbacks can make additions without requiring unnecessary public hearings, provided the additions comply with current code. Proposed changes to fencing regulations aim to clearly define and permit modern open-style fencing, including specifications to distinguish them from chain-link or substandard materials. In commercial areas, particularly the CCOZ zone, updates would also allow for attractive, open style fencing to support outdoor uses like dining, as long as they meet height and transparency requirements. These targeted revisions are intended to fine-tune the code and address real-world applications while maintaining the city's development standards.

Mayor Silvestrini said the fencing change should say, "3 feet or less" rather than less than 3 feet. Murray noted the community councils all unanimously recommended approval of the changes, as did the planning commission.

2. Staff Reports

Mike Winder brought up upcoming city events.

Council Member Jackson gave the Treasurer's report. She reported that as of August 25, 2025, the city's current financial report shows a total shared cash balance of \$37,303,952, comprised of \$1,334,047 in the operating account and \$35,969,905 in the state PTIF account. Property tax revenue received to date totals \$65,967, which represents just over 0.5% of the estimated annual revenue. General sales tax revenue, reflecting one month of receipts, stands at \$1,179,144. Building permits issued have generated \$168,793, contributing to a total General Fund revenue of \$2,929,524. On the expenditure side, 270 checks were issued totaling \$3,844,968, along with 15 bank drafts amounting to \$712,663. Additionally, two payroll periods were processed for a total of \$382,400.

3. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items

There was none.

Council Member Jackson moved to go into closed session at 6:46 p.m. per Utah Code Ann. §52-4-205 (c) strategy sessions to discuss pending or reasonably imminent litigation. 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.

Council Member DeSirant moved to go back into the open meeting. 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.

Council Member Uipi moved to adjourn the work meeting at 6:54 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: 7:00 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.

1.2 Unified Police Department Millcreek Precinct Officer of the Month for July 2025

Chief Petty-Brown announced the Division Commanders Award in lieu of Officer of the Month. The award was presented to Officer Jesse Motzkus, Officer Caleb Head, Detective Anna Walker, Detective Easton Story, Officer Chasity Hales, Officer Jason Gavin, Officer Louie Muniz, Officer Joshua Thomas, Officer Kayden Averett, Officer Daniel Hampton, Sergeant Dasha Sommer, and Lieutenant Tyler Ackerman from the Unified Police Department for their extraordinary bravery, teamwork, and selfless service during a series of fires on July 25, 2025. The honored officers, including those from the Holladay precinct, responded swiftly to a major fire at the Willow Glen apartment complex. In close coordination with the Unified Fire Authority, they assisted in firefighting efforts by carrying and positioning hoses, enabling faster fire suppression. They evacuated residents from both the burning complex and nearby homes, risking their safety to save lives, including rescuing trapped pets from smoke-filled buildings. Officers also gathered critical information about unaccounted residents and supported emergency personnel in their search efforts.

Additionally, they established a relocation area for evacuees, secured the perimeter, and closed nearby roads to ensure emergency vehicles had clear access. When a second fire broke out nearby, the officers quickly redirected their efforts, evacuating more homes and assisting firefighters in containing the blaze, which resulted in no structural damage or casualties. Their leadership, quick action, and courage in a chaotic and dangerous situation were instrumental in protecting lives and property. These officers' conduct reflects the highest standards of public service and brings great credit to themselves, the Unified Police Department, and the community they serve, making them deserving recipients of the Division Commander's Award.

Mayor Silvestrini expressed appreciation to both the Unified Police Department officers and firefighters for their heroic response to the catastrophic Willow Glen apartment fire. Emphasis was placed on the fact that, thanks to their bravery, dedication, and tireless

work, no lives were lost during the incident. In addition to their courageous actions during the blaze, officials acknowledged the extended efforts that followed controlling the scene, securing the property, and managing traffic over several days.

The mayor also praised the broader community response, noting how residents from across the valley came together in support. Each affected household has now received approximately \$4,719 in financial assistance, with a third round of aid scheduled for September. Donations of clothing, hygiene products, and household goods were also collected and distributed, with support from The Other Side Academy.

Additionally, Millcreek, in coordination with Salt Lake City officials and the Department of Public Utilities, is taking proactive steps to address ongoing fire risk in the area, including weed abatement and improved property maintenance near vulnerable residential complexes. While the event was tragic, it has spurred meaningful action, and officials reiterated their deep gratitude to the first responders for their service, courage, and commitment to public safety.

1.3 Public Comment

There were no comments.

2. Financial Matters

2.1 Public Hearing to Consider a Monetary Contribution of Up to \$11,500 Pursuant to the Millcreek Emergency Fire Recovery Plan, Including Direct Payment to the Victims of the Willow Glen Apartments Fire

Mayor Silvestrini reported that following the fire at the Willow Glen apartment complex, the Millcreek City Council took immediate emergency action to provide financial assistance to displaced residents. Recognizing the urgency of the situation, where many victims had lost everything and insurance payouts could take weeks, the council authorized a \$500 emergency payment to each affected household. This initial distribution occurred on the Monday following the fire. In total, each household received approximately \$2,300 at that time, combining city funds with donations from the community and the city's Promise Program fund. Subsequently, the city issued a second round of checks, bringing the total aid to just over \$4,700 per household, with a third distribution planned for September.

The mayor explained that under Utah law, when taxpayer dollars are used for third-party disbursements, a formal study is typically required to confirm the expenditure serves the general welfare of the city. Because of the emergency, this process occurred after the initial payments. A required "10-8-2" study has since been completed by a third-party consultant, affirming that the appropriations were in the city's best interest. Additionally, the city contributed significant staff resources to manage the emergency response and donation logistics. City employees, including department heads, worked extended hours over the weekend to handle donated items and support displaced residents. The city is now taking formal steps, including holding a public hearing and adopting ordinances, to retroactively authorize both the financial assistance and labor expenditures in compliance with statutory requirements.

Council Member Uipi moved to open the public hearing. Council Member Catten 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 DeSirant 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 25-33, Adopting the Millcreek Emergency Fire Recovery Plan and Approving a Monetary Contribution of Up to \$11,500 to Residents Displaced by the Fire at 4878 S 1300 E, Known as Willow Glen Apartments

Council Member DeSirant moved to approve Ordinance 25-33, Adopting the Millcreek Emergency Fire Recovery Plan and Approving a Monetary Contribution of Up to \$11,500 to Residents Displaced by the Fire at 4878 S 1300 E, Known as Willow Glen Apartments. Council Member Jackson seconded.

Council Member Jackson noted she was glad the city could offer support to these residents. Mayor Silvestrini noted this was an extraordinary event as 23 households were displaced and not something the city typically does.

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. Business Matters

3.1 Public Hearing to Consider a Nonmonetary Contribution of Services to Residents Displaced by the Fire at 4878 South 1300 East, Known as Willow Glen Apartments

Council Member Jackson 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 DeSirant moved to close the public hearing. Council Member Catten 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.

3.2 Discussion and Consideration of Ordinance 25-34, Approving a Nonmonetary Contribution of Services to Residents Displaced by the Fire at 4878 South 1300 East, Known as Willow Glen Apartments

Council Member Uipi moved to approve item 3.2, Ordinance 25-34, Approving a Nonmonetary Contribution of Services to Residents Displaced by the Fire at 4878 South 1300 East, Known as Willow Glen Apartments. 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.

The council expressed appreciation for staff members' work with the disaster.

4. Reports

4.1 Mayor's Report

Mayor Silvestrini reported the city recently issued \$25 million in bonds to fund the construction of a parking structure and related improvements on the east side of Millcreek Common, assets the city will own. The bond sale, managed by underwriter Stifel & Company, was highly successful, generating a \$130,000 premium due to strong investor demand, with the bonds being oversubscribed. The city achieved an impressive AAA bond rating from Fitch Ratings and a AA+ rating for its Community Reinvestment Area, signaling strong financial stability. The bonds were structured with staggered maturities over 20 years and secured an average interest rate of 4.91%, which is favorable given current market conditions.

Importantly, the city's repayment plan ensures that no taxpayer dollars will be used to repay the bonds. Instead, revenues from the parking structure and future city-owned retail space along Millcreek Common will cover the debt. These improvements will support broader economic development efforts, including the construction of a new Hyatt hotel with approximately 100 rooms, the first hotel in Millcreek. The hotel is expected to generate significant transient room and sales tax revenue for the city while serving visitors attending local events, weddings in Millcreek Canyon, or receiving care at St. Mark's Hospital. This project marks a major milestone for the nearly nine-year-old city, which now celebrates a strong financial achievement and a key step forward in completing the vision for Millcreek Common.

4.2 City Council Member Reports

Council Member Catten reported the first human case of West Nile Virus in Salt Lake County and that the Jordan River Commission celebrated 15 years. Council Member Uipi reported she would be attending a planning conference for the next conference of Asian American Pacific Islander Elected Officials. She expressed appreciation for Millcreek's inclusion. Council Member Jackson attended an American Red Cross emergency shelter training.

4.3 Treasurer's Report

The report was given during the work meeting.

4.4 Staff Reports

There were no reports.

4.5 Unified Police Department Report

Chief Petty-Brown expressed condolences to the police officers who were recently killed in Tremonton. The department currently has two true vacancies and seven allocated positions, with five additional vacancies in specialty units. Patrol staffing is expected to improve significantly with four new officers completing field training and joining Millcreek in mid-September. In July, response times averaged five minutes for both priority one and two calls, and 12 minutes for priority three, with overall case trends and calls for service continuing to decline, part of a broader national trend.

The chief reported the crime statistics for July 2025. The department handled 796 new police reports and 2,581 total calls for service. Transient-related calls numbered 18, and mental health-related calls totaled 56. The Directed Enforcement Unit remained active with 20 arrests, 17 search warrants, 3 stolen vehicles recovered, and 10 firearms seized. The traffic unit conducted 293 stops, issued 139 citations and 114 warnings, made 10 DUI arrests, and responded to 90 accidents, including 3 involving pedestrians or bicycles. Officers also conducted traffic enforcement around Skyline High School due to parking and safety concerns. Special operations included five crash reconstructions, four drone operations, and various canine deployments. In terms of major crimes for Millcreek in July: there were 46 assaults, 6 burglaries, 17 drug offenses, 66 family-related offenses, 31 fraud cases, 65 larcenies, 1 robbery, 6 sex offenses, and 6 stolen vehicles. Detectives were assigned 37 new cases, with 10 submitted for prosecution.

The department also reported strong community engagement, including 26 hours of outreach through events like the ice cream truck program, funded innovatively through beer tax revenue. In a creative expansion of those efforts, the department is acquiring a PTSD/therapy dog named Flapjack (tentative name), a Border Collie-Poodle mix, to assist with mental health calls and community events. Social worker Gregg Golden will serve as the dog's handler, providing stability in the role. The dog is currently in training and expected to join the team in January.

Mayor Silvestrini commended the chief for the creative use of beer tax funds. Council Member Uipi commended the chief for the team-oriented aspect of UPD. Council Member Catten asked about the new changes in state code for motorbikes. The chief would get information to the council.

5. Consent Agenda

- 5.1 Approval of July 28, 2025 Work Meeting and Regular Meeting Minutes
- 5.2 Approval of August 11, 2025 Work Meeting and Regular Meeting Minutes

Council Member Uipi moved to approve item 5.1 and 5.2. 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.

6. New Items for Subsequent Consideration

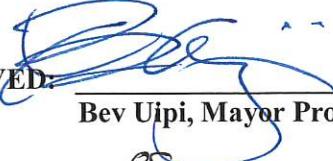
There was none.

7. Calendar of Upcoming Meetings

- Millcreek Community Council Mtg., 9/2/25, 6:30 p.m.

- Canyon Rim Citizens Association Mtg., 9/3/25, 7:00 p.m.
- East Mill Creek Community Council Mtg., 9/4/25, 6:30 p.m.
- Mt. Olympus Community Council Mtg., 9/8/25, 6:00 p.m.
- City Council Mtg. 9/8/25 7:00 p.m.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:49 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.

APPROVED:  Date 9/8/25
Bev Uipi, Mayor Pro Tempore

Attest:  Elyse Sullivan, City Recorder