



**Minutes of the
Millcreek City Council
September 8, 2025
6:30 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 September 8, 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 (excused)
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
Kurt Hansen, Facilities Director
John Brems, City Attorney
Sean Murray, Planner
John Miller, Public Works Director
Erica Okada, Public Information Manager
Brandon Johnson, PW Ops Manager
Kristy Parajuli, Promise Education
Coordinator
Kayla Mayers, Promise Program Director

Attendees: Nan Bassett, Shaw McGarry, Zack Webster, Rick Hansen, Micah Peters, Laura Renshaw, Brett Johanson

WORK MEETING – 6:30 p.m.

TIME COMMENCED: 6:32 p.m.

Mayor Pro Tempore Uipi called the work meeting to order and excused Mayor Silvestrini.

1. Planning Matter First Reading: ZM-25-005, Request to Rezone The Woods at Rosecrest P.U.D. Subdivision Lots 1-9 Located at Approximately 2477 E 3225 S From the R-1-8 Zone to the R-1-6 Zone; Brad Sanderson, Current Planning Manager

Francis Lilly, on behalf of Brad Sanderson, said several years ago, just before Millcreek assumed planning and zoning responsibilities from Salt Lake County, a small 10-lot subdivision, originally approved under the now-defunct Planned Unit Development (PUD) ordinance, was established near 2047 E 3225 S. The development included a 2,500-square-foot open space parcel as required by the old PUD rules. However, over time, that open space was not formally implemented. Instead, the two rear lot owners incorporated it into their private yards, fenced it off, and added parking. It appears the space remained under the developer's ownership for a

period before being informally transferred to the HOA, which eventually approached the city to resolve the issue. Complicating matters, Millcreek's new zoning code no longer includes the PUD framework, making traditional amendments impossible. Fortunately, each lot complies with current R-1-6 zoning standards, allowing for a practical solution: the HOA could petition for a rezone and subsequently vacate and amend the plat. This approach was supported by both the Canyon Rim and East Mill Creek community councils, though the latter had one dissenting vote due to concerns over the irregular process. The Planning Commission also recommended approval, with the exception of Lot 10 (accessed from Lamborne Avenue), which was excluded due to its potential for future subdivision. Lot 10 was originally included in the PUD to meet minimum acreage requirements, but now it no longer serves a functional role. Importantly, the rezone does not authorize any new development but merely formalizes existing lot boundaries and ownership. City staff support the proposal, recognizing it as a reasonable cleanup of outdated planning mechanisms and a step toward resolving long-standing property issues.

Nan Bassett, applicant and HOA President, was present but did not offer further comment.

2. Public Works Project Recap; John Miller, Public Works Director, Erica Okada, Public Information Manager, and Brandon Johnson, Public Works Ops Manager

John Miller provided an update on recent and upcoming infrastructure projects, focusing primarily on pavement preservation, safety improvements, stormwater management, and utility work. Over the past two years, the city has significantly expanded its pavement maintenance efforts, treating over 820,000 square feet of road in fiscal year 2023-24 and 2,268,000 square feet in fiscal year 2024-25 through methods like slurry and micro sealing. Thanks to the additional \$1 million in funding last year, the city was able to treat two to three times more road surface than usual, prioritizing residential streets and arterial roads such as Highland Drive and 3900 South. Projects like those on 2300 East and in the Del Verde Avenue neighborhood demonstrated the effectiveness of microsurfacing in revitalizing oxidized asphalt and extending pavement life. Some overlays, such as on Margaret Avenue, faced unexpected challenges due to unstable subgrade conditions, but city staff were able to adjust in the field to ensure successful completion.

Looking ahead, a second year of additional funding will support more overlays necessary for roads with significant rutting or on steep grades where slurry seals fail. Updated pavement condition maps reveal widespread deterioration, with few roads in good condition, underscoring the ongoing need for investment. Beyond pavement, the city completed safety-focused sidewalk improvements near Columbia Avenue and schools along Upland Drive, improving pedestrian access and student safety. Key storm drain upgrades are underway in high-risk flood zones like Orchard Drive and the Cove, where aging infrastructure was found to be broken or inaccessible.

Additional notable projects include improvements to the Neffs Canyon parking lot, done in collaboration with the Forest Service. This includes fire mitigation infrastructure like a helicopter water dip site and the initial phase of a debris basin. Phase two of the 2000 East streetscape project is also in progress, aimed at closing hazardous open ditches and enhancing bike and pedestrian safety. Despite some delays due to weather and unexpected underground obstacles, the city continues to adapt and push forward with infrastructure improvements to serve long-term community needs.

Miller provided an update on several key infrastructure initiatives, highlighting the city's strong partnership with Wasatch Front Regional Council, which has accelerated project funding due to the city's ability to efficiently utilize grant dollars. One such project, initially slated for three years out, was moved up and is on track for completion, with pipe work planned for winter and paving in the following year. Other major efforts include improvements to Wasatch Boulevard, where the city is extending an active transportation corridor with buffered bike lanes and a multi-use path, in coordination with Holladay City. Similarly, the Parkview Drive storm drain system, which began with an emergency outflow on Hale Drive, is being extended to address chronic flooding, with construction anticipated between 2026 and 2028.

Additional active transportation efforts include Phase 1 of the 39th South multi-use path, funded entirely by UDOT's trails network program, with future phases still unfunded. A particularly challenging sidewalk project is being designed for Honeycutt Road's steep S-curve, with cost estimates ranging from \$1.1 to \$2.5 million due to the complex terrain. Other projects include improvements along Birch Drive, Upland Terrace, and Upland Drive near the 3900 S Street HAWK signal, as well as 1300 East, where a deteriorated ditch is being replaced for safety.

The city has also secured grants for Highland Drive improvements but is holding off on construction to coordinate with potential Salt Lake City utility upgrades. Safety enhancements are underway near Moss Elementary, including narrowing roadways and improving pedestrian crossings to curb unsafe driving behavior. In the Green Valley area, where a high water table has delayed work, the city is entering its third year of sidewalk and pavement improvements. A West Temple project, tied to upcoming developments, has also received grant support.

Looking ahead, the city is exploring long-term funding mechanisms such as a transportation utility fee, similar to models used in other Utah cities, to help address widespread pavement deficiencies. A short video on stormwater utility rates will be released soon to inform the public. Lastly, the city is finalizing a Public Works feasibility study, conducted in partnership with the county over the past eight years, and will present the findings at the next council meeting to guide future decision-making.

3. Staff Reports

There were none.

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

There was none.

Council Member DeSirant to adjourn the work meeting at 7:03 p.m. Council Member Jackson seconded. Mayor Pro Tempore Uipi called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Council Member Uipi voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.

TIME COMMENCED: 7:04 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

Mayor Pro Tempore Uipi called the meeting to order, excused Mayor Silvestrini, and led the pledge of allegiance.

1.2 Millcreek Youth Council Introductions and Oaths of Office

Kristy Parajuli introduced the Youth Council. She shared that this is a new and exciting initiative aimed at empowering young people in the Millcreek community. The council consists of 25 students from various local schools, all committed to the group's mission: to serve the community, build connections among youth, and engage in policy issues that matter to them and their peers. The Youth Council emphasizes amplifying youth voices, giving back through service, and contributing to positive change in the city. Each student took a moment to introduce themselves, sharing their name, school, and grade level.

Mayor Pro Temp Uipi administered the oath of office to the Youth Council.

1.3 Public Comment

Laura Renshaw, Millcreek Library, highlighted bird watching kits and radon detectors as items that could be loaned from the library, and recent activities/events.

Brett Johanson, El Serrito Drive, raised concerns regarding a proposed UDOT project scheduled for discussion at a public meeting on September 16. The project involves a full reconstruction of the roadway from 2700 East to the west side of the freeway, which includes reducing the current lane configuration from three lanes in each direction to two lanes, with the addition of a center turn lane. Johanson questioned whether the city has provided input on this plan, expressing concern that the reduction in lanes could significantly worsen traffic congestion in an already heavily used area, particularly near freeway access points and in their adjacent neighborhood. He noted that the existing three-lane layout helps manage the volume of vehicles entering and exiting the freeway and that reducing capacity could exacerbate backups, especially during peak traffic hours. He did, however, commend a recent improvement that added a second right-turn lane onto the freeway, which has helped ease congestion in front of the nearby school. Johanson urged the Council to clarify the city's involvement and influence on the UDOT plan. The council directed Johanson to discuss it with city staff.

2. Planning Matters

2.1 Discussion and Consideration of Ordinance 25-35, Rezoning Certain Property Located at Approximately 41 & 81 West Central Avenue from the Manufacturing Zone to the Mixed Development Zone

Sean Murray said the council discussed this item at their last meeting. The first planning matter was to rezone about 3.61 acres of land along Central Avenue, just north of the existing Opus Green development, and the second item was approving the accompanying development agreement for the project.

Council Member DeSirant moved to approve Ordinance 25-35, Rezoning Certain Property Located at Approximately 41 & 81 West Central Avenue from the Manufacturing Zone to the Mixed Development Zone subject to a development agreement. 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, and Council Member Uipi voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Ordinance 25-36, Approving a Development Agreement for Mixed Use Development with Respect to Approximately 3.61 Acres of Real Property Located at Approximately 41 & 81 West Central Avenue

Sean Murray said the agreement contemplated the trail connection, the layout of the site, and the roadway improvements.

Council Member Jackson moved to adopt Ordinance 25-36, Approving a Development Agreement for Mixed Use Development with Respect to Approximately 3.61 Acres of Real Property Located at Approximately 41 & 81 West Central Avenue. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Council Member Uipi voted yes. The motion passed unanimously.

2.3 Discussion and Consideration of Ordinance 25-37, Amending a Development Agreement for the Opus Green Mixed Use Development with Respect to Approximately 7.05 acres of Real Property Located at Approximately 4186 South Main Street

Francis Lilly said a parcel of land adjacent to the river front park was originally designated for a small commercial pad in the development agreement. Based on feedback from both the developer and the Council, staff is now proposing two alternative concepts: a food truck plaza or a park expansion, both to be constructed by the developer and turned over to the city after a warranty period. Option 1 features space for three food trucks with direct access to Main Street, along with surrounding trees, lighting, and a shaded seating area. Option 2 includes fewer food trucks, more open green space, and no additional Main Street access. After reviewing both, staff recommended option 1 for its greater functionality and the added amenity of a designated gathering space. The council was advised to approve the amended development agreement with their chosen option clearly stated as Exhibit B.

Council Member Catten appreciated the dynamic space that option 1 provided. The council concurred.

Micah Peters, Clearwater Homes, said based on previous council feedback emphasizing the desire for more open space, the development team revised their proposal with a simplified design that better preserves parkland. The updated concept retains a large pad area intended for food trucks, with plans to expand the existing 20-foot-wide pad by an additional 12 to 15 feet. While the presented rendering may not fully reflect the scale, the expanded space could likely accommodate more than two food trucks. Additionally, the team highlighted the availability of 14 existing parking stalls just west of the site, previously approved during entitlement, which could support larger events. For such occasions, a few of those stalls could be temporarily repurposed to host additional food trucks, as they are located just 20 to 30 feet from the pad, providing flexible event space without sacrificing permanent open space.

Council Member Catten moved to approve Ordinance 25-37, Amending a Development Agreement for the Opus Green Mixed Use Development with Respect to Approximately 7.05 acres of Real Property Located at Approximately 4186 South Main Street. Council

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

2.4 Discussion and Consideration of Ordinance 25-38, Amending Title 18 of the Millcreek Municipal Code for the Purpose of Making Technical Corrections to Title 18

Francis Lilly said in response to a comment from the mayor during the first reading at the last council meeting, the language regarding maximum fence height in front yards within the City Center Overlay Zone was clarified to explicitly allow a maximum height of three feet. Additionally, a technical revision was made by removing the term "alteration" from provisions related to non-complying structures, as the term was considered vague and potentially problematic. This change does not affect existing rights to expand or reconstruct non-conforming buildings but helps close a potential loophole. Another key adjustment involved relocating vehicular access standards for multifamily dwellings from Title 18 (specific to RM zones) to Title 14, so they apply more broadly to all areas where such housing types exist. The content of the standards remains unchanged; only the placement within the municipal code has shifted. These updates are split into two actions—one for technical corrections in Title 18 and another for moving the access standards to Title 14. Lilly emphasized the importance of proactively updating the code to avoid the issues experienced with outdated county regulations and noted that further refinement will likely continue as the city's code evolves.

Council Member DeSirant moved to approve Ordinance 25-38, Amending Title 18 of the Millcreek Municipal Code for the Purpose of Making Technical Corrections to Title 18. 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, and Council Member Uipi voted yes. The motion passed unanimously.

2.5 Discussion and Consideration of Ordinance 25-39, Amending Section 14.12.110 of the Millcreek Code of Ordinances Regarding Vehicle Access Requirements for Four-Household Dwellings and Multiple-Household Dwellings

Council Member Jackson moved to adopt Ordinance 25-39, Amending Section 14.12.110 of the Millcreek Code of Ordinances Regarding Vehicle Access Requirements for Four-Household Dwellings and Multiple-Household Dwellings. 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, and Council Member Uipi voted yes. The motion passed unanimously.

3. Reports

3.1 Mayor's Report

There was no report.

3.2 City Council Member Reports

Council Member Jackson reported the Community Renewable Energy Board was evaluating solicited project bids. She and the mayor attended the 60th anniversary celebration for Churchill Junior High.

3.3 Staff Reports

Francis Lilly During shared a personal reflection on witnessing the smoke plume from a fire emergency in Millcreek while driving. Amid the confusion and urgency, staff member Rita Lund emerged as a steady and reassuring presence, arriving quickly and stepping up to coordinate efforts despite being off duty and unprepared for such a situation. With key personnel unavailable and operations unfolding in real-time, her leadership and composure brought much-needed order to the response. Her efforts were widely recognized and deeply appreciated, leading to her being humorously and affectionately dubbed the "Master of Mayhem" in acknowledgment of her outstanding service during a chaotic and difficult weekend. Lilly presented Lund with a plaque of recognition. The council commended Lund.

Lilly mentioned a Millcreek Rotary Club fundraiser event.

4. Consent Agenda

4.1 Approval of August 25, 2025 Work Meeting and Regular Meeting Minutes

Elyse Sullivan noted she added the names of the officers who received the Division Commander award to the minutes.

Council Member Jackson moved to approve the amended version of the August 25, 2025 work meeting and regular meeting minutes. Council Member DeSirant seconded. Mayor Pro Tempore Uipi called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Council Member Uipi voted yes. The motion passed unanimously.

5. New Items for Subsequent Consideration

There was none.

6. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg., 9/11/25 6:00 p.m.
- Planning Commission Mtg., 9/17/25, 5:00 p.m.
- City Council Mtg. 9/22/25 7:00 p.m.

ADJOURNED: Council Member Jackson moved to adjourn the meeting at 7:48 p.m. Council Member Catten seconded. Mayor Pro Tempore Uipi called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Council Member Uipi voted yes. The motion passed unanimously.

APPROVED:



Jeff Silvestrini, Mayor

Date

9-22-2025

Attest:


Elyse Sullivan, City Recorder