



**Minutes of the
Millcreek City Council
March 23, 2026
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 March 23, 2026, 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

Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4

City Staff

Mike Winder, City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager
Lisa Dudley, HR-Finance Director
Carlos Estudillo, Planner
Brad Sanderson, Current Planning Manager

Attendees: Rebecca Hunt, Kim Castro, Rick Hansen, Nancy Carlson-Gotts, Jamie Allyn, Andrei Tarrasov, Sheryl Martin, Officer Cadwallader, Chief Petty-Brown, Chief Mazuran, Debbie Sanchez

WORK MEETING – 5:00 p.m.

TIME COMMENCED: 5:06 p.m.

Mayor Jackson called the work meeting to order.

1. Unified Police Department 101; Chief Jason Mazuran

Chief Mazuran explained that the Unified Police Department (UPD) is a highly dynamic organization that delivers significant value, but its effectiveness depends on clearly communicating its structure and services to elected officials and community stakeholders. To address this, UPD developed an educational initiative known as “UPD 101,” which helps orient new officials and community members—particularly after election cycles—by explaining how the department operates and the benefits it provides.

Chief Mazuran described UPD's organizational model as similar to a corporation, with a governing board made up of representatives from participating entities, including local elected officials. The department operates through two primary components: direct precinct services and shared services. Direct precinct resources include the officers and personnel assigned specifically

to a city like Millcreek, while shared services encompass specialized, administrative, and support functions distributed across multiple jurisdictions. This shared-services model allows participating cities to pool resources, achieve economies of scale, and maintain access to high-cost, high-skill capabilities—such as investigations, SWAT, and technical services—that would be difficult to sustain independently.

Chief Mazuran highlighted that while some specialized services may only be used occasionally, many shared resources are utilized daily and are essential to effective policing. The model ensures that when critical incidents arise, cities can rapidly access a large, coordinated force of trained personnel operating under consistent policies and procedures. Additionally, the structure allows municipalities to customize their policing services through add-ons tailored to local priorities while still benefiting from the broader network. Overall, the UPD model provides both local control and regional collaboration, enabling cities like Millcreek to receive comprehensive law enforcement services more efficiently and effectively than a standalone department.

Council Member Uipi asked if the Precinct bills when Millcreek Precinct responds to other cities' incidents. Chief Mazuran said there is a mutual aid agreement and the aid goes both ways without incident charging. Council Member Uipi wondered if some cities would take advantage of that. Chief Mazuran said it would become apparent if that were to happen and it would get shut down. Mayor Jackson asked about reconciliation of shared services. Chief Mazuran said they try to track shared services, but it tends to all balance out. Council Member Handy asked where the shared offices were located. Chief Mazuran said they used to be located in county buildings but after splitting from the Salt Lake County Sheriff's office the services were absorbed into the different precincts. His office is located at Millcreek City Hall.

Chief Petty-Brown explained the staffing structure and resource-sharing model within the Millcreek Precinct, emphasizing how partnerships with neighboring jurisdictions enhance efficiency and reduce costs. Certain personnel, including administrative staff and victim advocates, are partially funded through shared arrangements such as the small Immigration precinct, which contributes to overall staffing expenses and provides modest financial relief to Millcreek. Additional shared roles include a social worker jointly funded with Holladay, as well as patrol sergeants whose supervisory responsibilities extend across both cities. This collaborative approach allows resources to be distributed flexibly, ensuring adequate coverage and mutual support during larger incidents, with the understanding that assistance between jurisdictions balances out over time.

Chief Petty-Brown further outlined specialized units and supervisory structures within the precinct. A dedicated sergeant oversees traffic enforcement officers, who address community concerns such as speeding and traffic violations, as well as a growing mental health unit that has proven highly beneficial. The department also participates in a shared drug enforcement unit with Midvale, combining personnel and funding to maintain an effective investigative team that has recently contributed to significant drug-related arrests stemming from local cases. Additional investigative resources include property crimes detectives and a sergeant who also supervises school resource officers assigned to local schools. Overall, the precinct maintains a lean but highly collaborative structure, with each shift typically consisting of five officers and one sergeant when fully staffed, supported by shared regional resources that expand capacity and effectiveness.

Debbie Sanchez, CFO, outlined the financial and operational impacts of the Unified Police Department's separation from the county, with a specific focus on Millcreek. She explained that prior to the separation in fiscal year 2024, Millcreek had approximately 58.33 total employees, which decreased to 50.34 following the transition, a reduction of nearly eight positions. Department-wide, UPD lost a total of 75 employees. Financially, the separation resulted in the loss of 20% of county funding, equating to \$4.7 million overall, with Millcreek responsible for approximately \$1.4 million of that loss based on its 29.57% share of shared services. Consequently, Millcreek experienced a budget increase of \$1.9 million that year, whereas it would have seen a decrease in costs had county funding remained. To mitigate this impact, UPD implemented organizational restructuring and cost-saving measures, including shifting certain functions to shared services, resulting in approximately \$1.4 million in savings, though rising personnel costs still required a system-wide budget increase.

Sanchez also detailed the shared services funding formula, which allocates costs based on 70% call volume (cases), 20% population, and 10% property valuation. Using this formula, Millcreek's share of shared services and overall costs are calculated annually. For fiscal year 2025, Millcreek's total cost was approximately \$16.14 million, reflecting a 6% increase. In the current fiscal year, adjustments were made to better align staffing and operations, including modest increases in sworn personnel and support roles. Millcreek's share of the funding formula decreased slightly to 28.69%, contributing to a smaller budget increase of 2.75% (approximately \$440,000), a significant improvement compared to the prior year. She also noted that cities benefit from shared service revenues, which help offset costs. Looking ahead, updated projections show minor shifts in call volume, population, and property values, with Millcreek's rate stabilizing around 28.5% after accounting for a new partner, Intermountain Health, whose participation slightly reduces the financial burden on existing members. Overall, the financial outlook reflects increased stability following the initial impacts of the county separation.

Chief Mazuran described a new and innovative initiative to integrate dedicated law enforcement services within healthcare settings. He explained that, over the past year, UPD has been developing a model that differs significantly from traditional approaches, where officers typically provide only part-time or reactive support to hospitals. Instead, this new model establishes a specialized hospital division, with officers assigned full-time to work within medical facilities. Currently in a pilot phase at LDS Hospital, two officers are dedicated exclusively to the site, focusing on providing safety, security, and law enforcement services tailored to the unique and often high-stress healthcare environment.

Chief Mazuran emphasized that hospitals face increasingly complex and intense situations, requiring officers who are specifically trained to operate within medical settings and understand relevant regulations such as HIPAA and other healthcare laws. Early results from the pilot program have already demonstrated success, highlighting both the demand and potential for expansion across Intermountain Health's broader network. Financially, the model integrates hospitals into UPD's shared services framework, meaning their participation contributes to overall economies of scale and can help reduce costs for member cities like Millcreek. While still a relatively new and uncommon concept, the initiative is viewed as a forward-thinking approach that strengthens partnerships, enhances public safety, and provides mutual benefits to both healthcare providers and the communities they serve. Mayor Jackson relayed a story where this law enforcement relationship would have improved a particular experience with continuity and consistency.

Sanchez continued highlighting the role of the preliminary budget increase maximum, which is established each March to guide fiscal planning. For the current cycle, the governing board has directed the organization to limit budget growth to 3.5% or less. Initial projections showed an increase of approximately 5.21%, with Millcreek's share at 3.78%, prompting ongoing efforts to reduce costs to meet the target before the tentative budget is finalized in May. To achieve this, UPD has implemented a range of budget reductions and operational adjustments, including lowering projected health insurance increases from 15.2% to 12%, incorporating a 2.5% cost-of-living adjustment, and applying market-based pay updates for civilian employees.

Sanchez noted that while several reductions have been made, certain costs remain fixed or unavoidable, such as state retirement rate increases, contractual obligations, an approved IT leadership position, and grant-funded social worker roles. Capital projects totaling approximately \$642,000 will be funded through existing fund balance rather than new expenditures to help offset the increase. Additional necessary expenses include a \$250,000 fire suppression system upgrade for a newly leased logistics facility in Kearns. She also explained that further savings may be achieved through continued evaluation of staffing, shared service allocations, and potential fee schedule updates, including the removal or revision of outdated fees such as those for records requests and equipment use. Overall, the organization continues to refine the budget with the goal of meeting the 3.5% target while maintaining essential services and operational effectiveness.

2. Grow the Flow Presentation; Rebecca Hunt

Rebecca Hunt, Millcreek resident, feels strongly about saving the Great Salt Lake. Hunt described the urgent environmental and public health challenges associated with the declining condition of the Great Salt Lake, emphasizing that current projections suggest as little as five to seven years remain before potentially irreversible impacts occur. She highlighted that the crisis disproportionately affects vulnerable populations, particularly minority communities on the west side of the Salt Lake Valley, due to increased exposure to toxic dust containing harmful substances such as arsenic. This dust poses serious health risks, including elevated cancer rates, and has a greater impact on children. Additionally, she noted environmental consequences, including accelerated snowmelt caused by dust deposits that reduce the snow's reflectivity—leading to an average of 17 fewer days of snowpack annually. This trend not only disrupts natural water cycles but also threatens Utah's ski industry and broader economy.

Hunt also referenced the cautionary example of Owens Lake, a much smaller lake that has dried up and become one of the largest sources of dust pollution in the United States, illustrating the potential scale of consequences if similar conditions occur at the Great Salt Lake. Visual examples of recent dust storms demonstrated how widespread and invasive these events can be, affecting homes, communities, and daily life. Despite the severity of the issue, she concluded by noting that there is still hope through coordinated and cooperative efforts to address the crisis.

Kimberly Castro, environmentalist, highlighted the mission and impact of the Grow the Flow movement, emphasizing its role in empowering individuals to take meaningful action in addressing the decline of the Great Salt Lake. She explained that her involvement was driven by a desire to counter feelings of helplessness regarding large-scale environmental issues, noting that the organization fosters a sense of agency through community engagement, advocacy, and education. Collaborative efforts among institutions such as Utah State University, University of

Utah, and various state agencies have contributed to data-driven projections, which indicate a 61% likelihood of severe adverse impacts if no action is taken. However, she emphasized that increasing water inflows to the lake—while ambitious—is achievable through coordinated efforts.

Castro outlined several key strategies to address the crisis, including incentivizing agricultural water conservation, as agriculture accounts for a significant portion of water diversion, and encouraging municipalities and residents to reduce outdoor water use, which represents approximately 70% of household consumption. She also stressed the importance of funding and policy support to enable behavioral and systemic changes. The Grow the Flow initiative focuses on public empowerment through actions such as engaging with elected officials, participating in community efforts, reducing nonfunctional turf, and advocating for sustainable water practices. She concluded by underscoring both the urgency and opportunity of the situation, noting that saving the Great Salt Lake would represent an unprecedented environmental success, as no similarly threatened lake has been fully restored.

Council Member Catten thanked the presenters for providing the information. She felt there were a lot of residents in Millcreek that cared about the lake and the environment. Hunt noted there was a lack of awareness of the issue that kept people from being more proactive.

3. Staff Reports

Winder announced the Doxie Derby that week. The next public market will be Craft Lake City. Roller skating will start April 1. The climbing wall was being improved and would open mid-April. The council work meeting on April 13 will be a site visit at the Maliheh Clinic.

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

There was none.

Council Member DeSirant moved to reorder the agenda to move items 4.1 and 4.2 to the work meeting. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Regular Meeting

4. Business Matters

4.1 First Reading of an Ordinance Adding Title 14 Chapter 59 to the Millcreek Code of Ordinances with Respect to Millcreek Common and City Offices

John Brems said the ordinance would add definitions and rental authorizations for city rentals and refer to fees in the fee schedule. If discounts are given, then a 10-8-2 study process must take place which involves a public hearing. Mike Winder noted the ordinance was aligning practice with state code.

4.2 First Reading of an Ordinance Amending and Restating Title 14 Chapter 58 of the Millcreek Code of Ordinances with Respect to Special Events

John Brems said the ordinance would amend the existing code regarding special events. There are different types of events based the intensity and a first amendment special

event, such as a political event. The code acknowledged insurance requirements and fees in the consolidated fee schedule.

5. Reports [From Regular Meeting]

5.1 Mayor's Report

Mayor Jackson reported that she, along with Council Member Handy, Council Member Uipi, and Mike Winder, recently spent several days in Washington, D.C., meeting with the city's congressional delegation, including staff from Senators Mitt Romney and Mike Lee, as well as all four House representatives. They presented the Millcreek Commons North project, seeking federal appropriations to support affordable housing in an area of the city with high housing costs. The delegation responded positively, with Representative Maloy's office agreeing to submit the request and Senator Curtis and others offering support. Mayor Jackson also attended the National League of Cities conference, noting it provided valuable insights into common municipal challenges and solutions. Additionally, she and Council Member Handy participated in an International Women's Day event hosted by the Utah Refugee Connection, which featured community building, crafting, and dancing, providing an opportunity to connect with local refugee and community women. There was also an upcoming performance of "12 Angry Jurors" at City Hall and the Doxie Derby that weekend.

5.2 City Council Member Reports

Council Member Uipi reminded the community about the Transportation Utility Fee open house on April 2 and the Easter egg hunt on April 4.

5.3 Treasurer's Report

Council Member Catten provided a financial update. As of March 23, the operating account balance was \$6,482,833 and the PTIF account held \$37,704,919, resulting in a combined shared cash total of \$44,187,752. Year-to-date revenues included \$11,405,366 in property taxes, \$8,054,197 from six months of general sales tax collections, and \$825,318 in building permit revenue, bringing total general fund revenue to approximately \$29.44 million. She also summarized February disbursements, noting that 144 checks were issued totaling \$3,411,322, along with 28 electronic funds transfers and bank drafts totaling \$332,036. Payroll direct deposits for two pay periods amounted to \$367,522. Altogether, total disbursements for the month were approximately \$4.11 million.

5.4 Staff Reports

There were none.

5.5 Unified Police Department Report

Chief Petty-Brown provided the February 2026 report, highlighting that the department will have no true vacancies next week, with the traffic unit fully staffed with four officers, three of whom are allocated to Millcreek (currently in FTO or the academy). Response times averaged six minutes for priority one calls, seven minutes for priority two, and 12 minutes for priority three. Calls for service increased from 720 in January to 811 in February, including 37 transient-related calls and 72 mental health calls.

Traffic enforcement resulted in 353 citations, 70 U-turn violations, 86 accident reports, and 12 DUI cases. The DEU unit handled 13 cases, made 15 arrests, executed 19 search warrants, recovered two stolen vehicles and four firearms, and seized 36 grams of methamphetamine and 25 grams of marijuana. They also participated in a major investigation over the weekend involving approximately 17–20 pounds of meth or fentanyl powder. Investigations included 21 assaults, 17 frauds, two burglaries, four sex offenses, 11 stolen vehicles, 58 counts of larceny, 14 drug offenses, 57 domestic violence cases, and one robbery. Millcreek precinct detectives were assigned 51 cases, four of which were submitted to Holladay Justice Court. A community highlight included a substitute teacher at Evergreen Junior High performing a successful Heimlich maneuver and being recognized with a challenge coin for her heroic action.

Council Member Uipi asked about the police report spike. Chief Petty-Brown said there was no explanation, sometimes it can be the warmer weather.

Council Member Uipi moved to adjourn the work meeting at 6:35 p.m. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson 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 Jackson called the meeting to order and led the pledge of allegiance.

1.2 Unified Police Department Millcreek Precinct Officer of the Month for February 2026

Chief Petty-Brown recognized Officer Kyle Cadwallader as Officer of the Month for his exceptional performance in February, noting that he received two separate nominations from sergeants—a rare distinction that highlights his outstanding work. On February 25, Officer Cadwallader responded to an aggravated assault at a Walmart parking lot, where a suspect brandished a knife and attempted to force a victim from their vehicle. Officer Cadwallader quickly secured the victim, broadcast the suspect's description, located the suspect nearby, and safely took him into custody, recovering the knife used in the assault. The suspect was positively identified by the victim and subsequently booked on felony charges. In a separate residential burglary case, Officer Cadwallader went above and beyond typical patrol duties by actively investigating, reviewing Ring camera footage, utilizing the license plate reader system, and obtaining a search warrant for the suspect's phone records. These efforts collectively established probable cause for criminal charges, demonstrating his initiative, persistence, and meticulous attention to detail. His professionalism, investigative skill, and dedication to the safety of the Millcreek community make him a highly deserving recipient of this recognition.

1.3 Public Comment

Andrei Tarrasov addressed the council to report that, following the previous meeting, his clinic underwent an inspection by DOPL in response to a city complaint. He emphasized that, under Utah's HB 58 passed last year, it is considered unprofessional conduct for city inspectors to retaliate against citizens. Tarrasov indicated that he is aware of his rights under this law and, for the time being, intends to remain engaged in the process.

2. Financial Matters

2.1 Public Hearing to Consider Amending the Fiscal Year 2025-2026 Budget

Lisa Dudley presented the third budget amendment for the current fiscal year, beginning with the general fund. With three quarters of the year complete, revenue projections for various taxes were updated, including first-year collections from the transit tax and municipal telecom license fees. An insurance payment for flood damage from the Utah Local Governments Trust increased revenue, while the budgetary use of fund balance served as the balancing figure to match expenditures, keeping the budget in balance. Adjustments were made across departments, such as a \$200,000 increase in the Facilities department for flood-related building and grounds maintenance, funded by the insurance claim, and minor reallocations within departments to cover shortfalls, with all intra-department changes totaling zero.

Dudley also reviewed amendments for other city funds, including the CRAs. The Millcreek Center CRA reflected adjustments from bond proceeds and related expenditures, while the West Millcreek CRA reflected interest earnings. The newly activated MedTech CRA recognized its first tax increment payments, with a portion allocated to a special housing fund to ensure funds are restricted to housing purposes. Additional amendments included small adjustments in special revenue funds, such as the Community Foundation Board, stormwater utility, and recreation fee updates to refine discount definitions and remove a two-hour minimum rental requirement. Finally, a substitute ordinance with Exhibit B was presented to shift budgeted funds to support the launch of the upcoming farmers market season, ensuring operational readiness for the new year.

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

There were no comments.

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

2.2 Discussion and Consideration of Ordinance 26-13, Amending the Fiscal Year 2025-2026 Budget

Council Member DeSirant moved to approve Ordinance 26-13, Amending the Fiscal Year 2025-2026 Budget as set forth in the attached Exhibit A and Exhibit B. Council Member

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

2.3 Public Hearing to Consider a Monetary Contribution of up to \$8,000 for High School Scholarships

Winder provided an overview of the city's annual scholarship program, which traditionally awards one male and one female student from each of the four high schools within or serving the city: Cottonwood High School, Olympus High School, Skyline High School, and the International Charter School. This year, the scholarships have been renamed the Silvestrini Scholars in honor of the city's former mayor. Pending approval of the vote, the application period will open soon, with a closing date of April 10, allowing graduating seniors from these schools to apply through the city's Promise Program. Dudley noted that because public funds are being awarded to private individuals, the scholarship program requires a public hearing as part of the approval process.

Mayor Jackson explained that renaming the scholarships to the Silvestrini Scholars is a way to honor the former mayor's dedication to the Promise Program and to recognize deserving students while preserving his legacy within the city. She added that the program originally began at Olympus High School, where Holladay contributed \$1,000 each for a male and female graduating senior and encouraged matching contributions from Millcreek, which the city fulfilled. A few years later, the mayor and council expanded the program to include the other high schools, making it a citywide initiative that has since become a meaningful and celebrated program.

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

There were no comments.

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

2.4 Discussion and Consideration of Ordinance 26-11, Approving Monetary Contribution of up to \$8,000 for High School Scholarships

~~Council Member Catten moved to approve Ordinance 26-11, Approving Monetary Contribution of up to \$8,000 for High School Scholarships. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.~~

2.5 Public Hearing to Consider a Monetary Contribution of up to \$5,000 to the East Mill Creek Community Council

Winder noted that historically the city has provided funding to community councils upon request for various purposes. He specifically commended the East Mill Creek Community Council for responsibly using their allocated funds rather than saving them, providing detailed budgets for items such as permits, office supplies, and insurance. He highlighted their contributions to community events, including Fourth of July celebrations, as well as support for UPD and UFA meals. Dudley emphasized that staff and the 10-8-2 study reviewed the council's proposed \$5,000 budget and deemed it responsible, recommending it for council consideration.

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

There were no comments.

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

2.6 Discussion and Consideration of Ordinance 26-12, Approving a Monetary Contribution of up to \$5,000 to the East Mill Creek Community Council

Council Member Uipi moved to approve item 2.6, Ordinance 26-12, Approving a Monetary Contribution of up to \$5,000 to the East Mill Creek Community Council. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3. Planning Matters

3.1 Discussion and Consideration of Ordinance 26-10, Rezoning 0.17 Acres of Certain Property Located at Approximately 1575 East Millcreek Way from the R-1-6 (Single-Household Residential) Zone to the R-1-10 (Single-Household Residential) Zone

Carlos Estudillo summarized a zoning application for 1575 East Maple Avenue, which involves previously consolidated land from adjacent properties. The property has undergone a series of boundary adjustments, including a 4,000-square-foot consolidation in August 2021 and a 3,600-square-foot addition from a subdivision amendment. The applicant is requesting to rezone the consolidated lot from R1-6 to R1-10 to match the existing zone on 1575 East Millcreek Way. Estudillo noted that the proposed rezoning would not change the property's use, and any setbacks on the newly added portion would conform to R-1-10 standards, primarily as side yards. No detrimental effects were identified during the review process, and staff recommended approval. He recommended that the city council approve application ZM-26-002 as presented.

Council Member DeSirant moved to approve Ordinance 26-10, Rezoning 0.17 Acres of Certain Property Located at Approximately 1575 East Millcreek Way from the R-1-6

(Single-Household Residential) Zone to the R-1-10 (Single-Household Residential) Zone. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.2 First Reading of ZM-25-003, Rezone Request from Commercial (C), Commercial with Zone Condition (C/ZC), and the City Center Overlay Zone (CCOZ) to Commercial (C) and City Center Overlay Zone – Development Agreement (CCOZ-DA) at 3232 S Highland Drive; Brad Sanderson, Planner

Brad Sanderson presented a proposal for a redevelopment project in Millcreek's City Center area, involving a partnership between Millcreek, Ensign Design, and PEG Development. The application seeks to rezone approximately 1.2 acres—comprised of five parcels—from a commercial designation to a City Center Overlay Zone with an associated development agreement and removal of an existing zoning condition. The proposed project is a six-story, mixed-use development featuring ground-floor retail, luxury residential condominiums, a hotel, and a concealed parking structure. The plan aligns with the City Center Master Plan established in 2019, which envisions this area as a high-density, mixed-use hub with active public spaces and amenities. The development includes approximately 12,000 square feet of retail space, 25 high-end condominiums, a hotel with around 108 rooms, structured parking wrapped within the building, and rooftop amenities. Design considerations reflect extensive public outreach and feedback, resulting in modifications such as improved building articulation and pedestrian-friendly features. While the proposal largely complies with zoning and design standards, it requests an exception to step-back requirements along Highland Drive due to site constraints and the need to accommodate the integrated parking structure. Additional elements include infrastructure improvements, traffic adjustments, and coordinated access and utility planning. Overall, staff indicated that the project is consistent with long-standing city goals and policies for creating a vibrant, high-intensity urban center, and recommended it for consideration with further administrative approvals and refinements to follow.

Council Member DeSirant suggested signed parking for large Millcreek Common events to provide reserved parking spaces for the hotel. Winder said the only exception being requested was for step backs. Mayor Jackson asked about dedicated parking space for SLC Fitness. Winder said there could be signs, or whatever they wanted to do on their private property. Council Member Uipi asked if the community councils provided any feedback. Sanderson said all councils gave recommendations of denial with concerns about height, though the Planning Commission unanimously recommended it.

5. Reports (see work meeting)

6. New Items for Subsequent Consideration

There was none.

7. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg., 4/9/26, 6:00 p.m.
- City Council Mtg., 4/13/26, 7:00 p.m.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 8:19 p.m. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED:  Date 4/13/26
Cheri Jackson, Mayor

Attest: 
Elyse Sullivan, City Recorder