Minutes of the Millcreek City Council
July 13, 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 July 13, 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 (electronic for work mtg)
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
Rita Lund, Communications Director
Carlos Estudillo, Planner
Brad Sanderson, Current Planning Manager
Lisa Dudley, HR-Finance Director

Attendees: Rick Hansen, Laura Renshaw, Ryan Reynolds, Brad Reynolds, Thomas Moffat, Andrei Tarassov, Lee Dial, Vicky DiGregorio, Kent Davis, Tyler Morris, Greene Choi

WORK MEETING – 5:00 p.m.
TIME COMMENCED: 5:06 p.m.

Mayor Jackson called the work meeting to order and noted Council Member Catten's electronic participation.

1. **Planning Matters First Readings**
   a. ***ZM-26-011*, Rezone to Olympus Hills West Village Center Special District (OHW-VCSD) Zone at 3962 S Wasatch Boulevard; Brad Sanderson, Current Planning Manager**
   Brad Sanderson presented an overview of the proposed development agreement for the mixed-use project at 3963 South Wasatch Boulevard, emphasizing that no action would be taken during the meeting. He explained that the proposal is part of the Olympus Hills West Village Center Special District, a mixed-use zoning district adopted approximately two years ago, which requires a site-specific development agreement to provide additional detail for individual phases of the project. Sanderson reviewed the property's zoning and planning history, noting that the original master plan envisioned a phased development

consisting of the existing Porsche dealership, the current mixed-use phase, and a future phase. He described the initial concept for the current phase, which included retail, restaurant, office, and residential uses centered around a public green space, with multiple above-ground stories and two levels of underground parking. Sanderson summarized the Planning Commission's recommendations from its prior review, including establishing masonry requirements for building façades, prohibiting illuminated signage above a specified elevation along Wasatch Boulevard, and requiring a good-faith effort to secure a restaurant tenant within 24 months of occupancy while constructing the commercial space with the infrastructure necessary to accommodate restaurant use. He concluded by inviting the applicant to provide a brief overview of the project for the council's consideration.

Applicant Lee Dial provided an overview of the proposed mixed-use development, noting that the design had evolved since the original concept to include two residential buildings connected by a shared podium over two levels of underground parking. He explained that separating the buildings creates a view corridor from Wasatch Boulevard to the valley while accommodating residential units, office space, a proposed 4,000-square-foot restaurant, community amenities, and approximately 10,000 square feet of publicly accessible open space. The development also includes resident amenities such as fitness and coworking spaces, rooftop decks designed to preserve neighboring privacy, a dog run, and controlled parking areas serving both residential and commercial uses. Access to underground parking would be provided from the shared driveway with the adjacent Porsche dealership, with an additional right-in/right-out access point along the north side of the site to reduce traffic impacts.

Dial discussed the project's commercial components, explaining that while a restaurant remains the preferred use because it would serve both residents and the surrounding community, he requested that the development agreement require a good-faith effort to secure a restaurant tenant for 12 months following issuance of the building permit rather than the 24-month period recommended by the Planning Commission. He stated that if a restaurant tenant could not be secured within that timeframe, flexibility to lease the space to another retail use would help ensure the project's long-term financial viability. He also requested greater flexibility regarding illuminated signage, explaining that limited, tastefully designed building signage would be important to attract a successful restaurant tenant while avoiding the intensity of nearby commercial signage.

Dial further addressed concerns raised during the Planning Commission review, including potential freeway noise, building materials, and neighborhood compatibility. He stated that an acoustical analysis concluded the building would not reflect freeway noise toward adjacent homes, as sound would be directed upward rather than back into neighboring properties to the west. He also described the proposed architectural materials, which include extensive brick, fiber-cement siding, and natural finishes without stucco, to achieve a mountain-modern aesthetic. Conceptual renderings illustrated landscaped courtyards, pedestrian connections, rooftop amenity spaces, and visual studies demonstrating that the building height and rooftop design would preserve privacy and minimize visual impacts on surrounding neighborhoods.

Council Member Uipi first revisited the applicant's request to shorten the required "restaurant-only" marketing period from 24 months after certificate of occupancy (as recommended by the Planning Commission) to 12 months from building permit issuance, confirming that with a projected 20-month construction schedule this would effectively allow the developer to pivot to other commercial uses before opening if no restaurant tenant were secured. After discussion, council members expressed interest in lengthening that period, and the applicant stated that an 18-month requirement from building permit would still be workable. John Brems then raised the question of how to define a "good faith effort" to recruit a restaurant, recommending that any flexibility (such as the 18-month period) be contingent on the developer actually constructing the space to restaurant standards, including installing grease traps and vent shafts (but not necessarily final vent hoods, which would be tenant-specific). The council generally agreed that this level of investment would demonstrate seriousness about securing a restaurant tenant.

The discussion then turned to exterior signage and lighting. Staff explained that the Planning Commission's prior 15-foot height limit on illuminated signage from the Wasatch Boulevard elevation was driven by Holladay residents' lighting concerns, but that staff did not object to higher, halo-lit signs on the north and south facades, provided there were no illuminated signs on the west facade. Several council members indicated support for allowing illuminated signage on the north and south sides at heights above 15 feet, subject to limitations on brightness, color temperature, and prohibition of LED "scrolling" or flashing signs, in order to make a future restaurant more visible from I-215 while still protecting nearby residences. Mayor Jackson signaled comfort with non-illuminated signage on the west elevation and illuminated signage on the north and south, with possible additional technical parameters (such as warm-white lighting consistent with existing sign code standards) to be refined in the development agreement language.

Francis Lilly explained that the proposed sign standards could either reference the applicable city code or include additional project-specific limitations. He noted that the draft language included an exception for internally illuminated logos and text because certain logos or branding elements, such as those with white illumination, may inherently exceed the specified color temperature standards. Lilly stated that the provisions could be further refined if desired but recommended discussing potential modifications directly with the applicant to determine an appropriate balance between regulatory requirements and the project's signage needs.

Council members weighed whether to allow illuminated signs on the west elevation in addition to the north and south facades. Staff reiterated that Planning Commission concerns centered on visual impacts to Holladay residents and recommended prohibiting illuminated signs on the west side while allowing higher, halo-lit signs on the north and south within defined brightness and color-temperature limits. Some council members favored permitting a low-height illuminated sign on the west to assist a future restaurant tenant, while Mayor Jackson and others preferred restricting west-facing signage to non-illuminated only and relying on north/south and Wasatch Boulevard frontage for visibility. The applicant asked that the council keep open the option of a 15-foot illuminated sign on the west, and the council requested additional visual analysis before making a final determination.

b. *ZM-26-001*, Rezone from Commercial (C) to City Center Overlay – Development Agreement Zone (CCOZ-DA) at 1312 E 3300 S; Carlos Estudillo, Planner

Carlos Estudillo presented a proposed City Center Overlay Zone Development Agreement (CCOZ-DA) application for approximately 1.75 acres at 1312 East 3300 South. He explained that the applicant is requesting to rezone the property from the Commercial Zone to the City Center Overlay Zone Development Agreement to facilitate construction of a mixed-use development consisting of approximately 210 residential units and ground-floor commercial space, consistent with the city's General Plan and City Center Master Plan. Estudillo noted that the development agreement process provides flexibility from certain City Center design standards in exchange for public benefits, including additional public right-of-way, enhanced pedestrian spaces, and other site improvements.

Estudillo reviewed the proposed development, which includes a mix of studio, one-bedroom, and two-bedroom apartments within a building ranging from approximately 70 to 74 feet in height, remaining below the district's 75-foot maximum. He stated that the project complies with the city's architectural standards, including required percentages of high-quality exterior materials and transparent ground-floor façades. The primary design modification involves reducing the required 20-foot upper-story stepback to 10 feet along the street frontage. In exchange, the applicant would dedicate approximately 10 additional feet of public right-of-way to accommodate wider sidewalks and an expanded public plaza at the intersection, providing a significant pedestrian benefit while maintaining building articulation.

Estudillo further explained that the proposal satisfies open space requirements and provides approximately 276 parking stalls to serve residents, guests, and commercial uses. The development also exceeds the minimum commercial space requirement by providing approximately 5,000 square feet of retail space at the prominent corner of 3300 South and 1300 East. He concluded by describing the proposed circulation plan, which includes separate ingress and egress points designed in coordination with traffic studies and UDOT recommendations. The access configuration, together with new median improvements restricting left turns, is intended to improve traffic flow and reduce congestion in the surrounding area.

Council Member DeSirant asked about the proposed median on 3300 S preventing left turns onto the west woonerf of Millcreek Common. Lilly noted that the city engineering team could review it. Mayor Jackson would appreciate seeing a map of both options. John Brems reminded the council that 3300 S was a UDOT road. Estudillo said the median was per the recommendation of the traffic study and UDOT. He added that the applicant is also requesting to provide up to 210 units to have more unit flexibility. Council Member Catten thought it would be safer to have a median on 3300 S. Council Member DeSirant asked why there was not more ground floor retail.

Tyler Morris, Cottonwood Residential, explained that the amount and location of the proposed commercial space were driven by market viability. He stated that retail spaces located farther from the street become increasingly difficult to lease because customers generally prefer convenient surface parking directly in front of businesses rather than navigating structured parking. Drawing on experience from similar mixed-use developments, he noted that retail spaces with direct street visibility and easy access have proven more successful. Morris emphasized that while the applicant sought to minimize the amount of commercial space to improve long-term leasing potential, the proposal would still dedicate approximately 50 percent of the 3300 South frontage to commercial uses, maintaining an active retail presence along the prominent street corner.

c. ***ZT-26-001*, Zoning Code Text Amendments; Francis Lilly, Planning Director**
Francis Lilly presented the second of three proposed zoning code amendment packages, explaining that while each amendment is relatively minor and technical, together they provide important clarifications and improvements based on the city's experience implementing the recently adopted development code. He noted that the amendments are intended to address ambiguities, respond to applicant and community feedback, improve administrative efficiency, and ensure compliance with changes in state law. Lilly reported that the Planning Commission held a public hearing, continued the matter to allow additional community council input, and ultimately recommended approval. He also noted that the Millcreek Community Council later voted to recommend approval after meeting with staff, while the East Mill Creek Community Council submitted comments and other community organizations did not provide formal recommendations.

Lilly summarized the proposed amendments, including new provisions to allow outdoor dining and seating within the City Center to better support pedestrian-oriented development envisioned in the city's master plan. He described revisions to the R-1-3, R-1-4, and R-1-5 small-lot residential zones that would reduce minimum lot widths, adjust setbacks, and increase allowable lot coverage to facilitate construction of detached single-family homes while maintaining existing building height limits. Additional amendments would modify setback requirements in the R-2 and R-4 zones to encourage front porches and pedestrian-oriented building designs, clarify regulations governing nonconforming structures and voluntary demolition, and establish greater flexibility for tree replacement through off-site planting or fee-in-lieu options while preserving replacement requirements for trees removed prior to development applications.

Lilly further explained that the amendments would simplify accessory dwelling unit regulations to comply with state law, establish additional standards for auto-oriented commercial uses, streamline the process for street and utility easement vacations by making the City Council the sole reviewing body, relocate roadway standards for improved code organization, and align public noticing requirements for subdivision applications. Additional revisions include updated open space standards for the Mixed Density zone, revised parking requirements for independent senior housing, authorization for district blade signs in certain mixed-use developments, restoration of Planned Unit Development height envelope standards, clarification of architectural projection and fence height regulations, and reinstatement of clear-view standards to assist code enforcement where right-of-way lines are difficult to identify. Lilly concluded that, although the amendment package was extensive, each proposed change was intended to improve the functionality, clarity, and administration of the city's zoning ordinance.

2. **Staff Reports**
Lisa Dudley briefly presented the Fiscal Year 2027 Budget in Brief, explaining that the publication provides a concise, user-friendly summary of the city's adopted budget. She noted that this is the fourth edition of the document, which is intended to serve as a resource for residents, schools, scout groups, community organizations, and others seeking an accessible

overview of the City's finances. Dudley stated that the Budget in Brief would be available both on the city's website and in printed form.

3. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items
There was none.

4. Closed Meeting Per Utah Code Ann. §52-4-205(a), Discussion of the Character, Professional Competence, or Physical or Mental Health of an Individual
This item did not occur in the work meeting.

Council Member Uipi moved to adjourn the work meeting at 6:33 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: 7:02 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. She excused Council Member Catten.

1.2 Public Comment
Greene Choi, Millcreek resident, addressed the Council regarding recent federal action affecting Utah's national monuments. He referenced news reports concerning an executive order to reduce the boundaries of Grand Staircase-Escalante National Monument and Bears Ears National Monument and questioned whether discussions about changes to Utah's national monuments should receive greater public consideration and discourse among elected officials, industry representatives, and residents throughout the state.

Laura Renshaw, Millcreek Library Manager, provided a brief update on activities at the Millcreek Library. She reminded residents that all Salt Lake County Library locations serve as designated cooling centers during periods of extreme heat, offering a safe place for community members to cool off and avoid heat-related illness. Renshaw also highlighted upcoming programming at the Millcreek Branch, including the "Dazzle Dogs" performance scheduled for Saturday morning, which features a troupe of trained performing dogs. Renshaw concluded by sharing recent national library statistics from the Institute of Museum and Library Services, noting that the Salt Lake County Library System continues to rank among the top library systems in the country. She reported that the system now ranks 10th nationally in overall circulation, 8th in physical materials circulation, and 4th in children's book circulation, reflecting continued growth and strong community engagement. She stated that these rankings demonstrate the strength of the library system and expressed appreciation for Millcreek's continued support of its public library.

Kent Davis, Cottonwood Heights resident, introduced himself as the Republican candidate for Salt Lake County District Attorney and provided an overview of his professional background, including military service, work with the U.S. Department of Justice, service as a Deputy District Attorney in Salt Lake County, and his current role as corporate counsel and director of cybersecurity for Woodbury Corporation. He stated that he has been visiting communities throughout the county to meet with residents and local officials, emphasizing the importance of listening to community concerns and understanding the needs of each municipality. Davis discussed the countywide role of the District Attorney's Office, emphasizing its responsibility to ensure fair, transparent, and consistent outcomes for victims, defendants, and the community. He expressed his commitment to building relationships with Millcreek officials, law enforcement, and residents, and invited opportunities for future dialogue, including participation in town hall meetings, to better understand the community's priorities and concerns regarding the criminal justice system.

Andrei Tarassov, a Millcreek resident and business owner, addressed the Council regarding public participation and vegetation concerns. He explained that he was unable to attend the previous meeting due to work obligations and noted that he was unable to provide comments remotely because online public comment was not available. Tarassov also raised concerns about the prevalence of foxtail weeds, describing them as a significant issue affecting pets, and suggested that the city consider a foxtail mitigation program. He noted that one neighborhood was exploring the use of a neighborhood grant to organize residents and address the problem collaboratively.

Vicky DiGregorio, a Holladay resident living west of Interstate 215 adjacent to the proposed Olympus Hills West Village Center development, expressed concerns regarding the project's potential visual and lighting impacts on neighboring homes. She emphasized that the special district was intended to ensure architectural and environmental compatibility with the surrounding residential neighborhood and urged the council to balance the developer's signage needs with residents' interests in preserving dark skies and minimizing light intrusion into nearby homes. DiGregorio stated that while residents were not opposed to signage, they opposed illuminated signs and architectural lighting that would be visible from their homes and requested that any upper-level illuminated signage be eliminated or significantly limited. She also noted that residents had not received the visual renderings previously discussed with the developer from their perspective and requested that such renderings be provided before final decisions are made. DiGregorio further requested that, if illuminated signage is approved, lighting levels be reduced or turned off after business hours where feasible. She also encouraged the use of darker exterior building materials to better blend with the surrounding mountainside and reduce visual contrast. Finally, she requested additional landscaping, including a row of trees along the western façade of the development, to provide visual screening and help mitigate impacts on the adjacent residential neighborhood.

2. Planning Matters

2.1 Discussion and Consideration of Ordinance 26-47, Rezoning a 0.50-Acre Property Located at 3757 South 2300 East from the Residential (R-1-10) Zone to the Residential (R-1-8) Zone

Brad Sanderson presented a proposed rezone for a corner property located along 2300 South just below Delia Drive. The property is currently zoned R-1-10, and the applicant is requesting a rezone to R-1-8 to facilitate the subdivision of the parcel into two east-west lots. Sanderson explained that while the property could technically be subdivided under the existing R-1-10 zoning, current frontage requirements would require an irregular lot configuration. The proposed R-1-8 zoning would allow for a more practical north-south property line, creating two standard single-family lots. He reviewed the conceptual site plan, noting that the existing home would remain, a new single-family home would be constructed on the new lot, and several existing structures would be removed. He also noted that the Planning Commission discussed maintaining the existing home's required two-car garage, allowing time for the owner to construct a replacement detached garage after demolition of the existing one. Sanderson stated that the Planning Commission unanimously recommended approval of the rezone and, due to the straightforward nature of the request, staff presented the item directly to the City Council without a first and second reading process.

Mayor Jackson asked if there was any public comment. There was none.

Council Member Uipi moved to approve item 2.1, Ordinance 26-47, Rezoning Property Located at 3757 South 2300 East from R-1-10 R-1-8. Council Member Handy seconded. The Recorder called for the vote. 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 26-48, Rezoning a 1.23-Acre Property Located at 3705 South 1300 East from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone

Brad Sanderson presented a proposed rezone for a portion of a larger property located at approximately 3705 South 1300 East. He explained that the site is currently split-zoned, with the western portion already zoned R-2-6.5 and the eastern portion under a different zoning designation. The applicant, Brad Reynolds Construction, has acquired or is under contract to acquire the property and intends to develop it in two phases. The request would rezone the eastern portion to R-2-6.5, creating consistent zoning across the entire property and allowing the construction of duplex-style residential units served by a public cul-de-sac extending from Melvina Street. Sanderson reviewed the conceptual site plan and noted that the proposed development is consistent with similar projects completed by the applicant elsewhere in the valley. He stated that the proposal was presented at both a public open house and a Planning Commission meeting. While there was some discussion regarding whether a development agreement should accompany the rezone, staff and the majority of the Planning Commission concluded that one was unnecessary because the underlying zoning standards adequately regulate setbacks, height, and other development requirements. The Planning Commission recommended approval of the rezone, with one commissioner expressing support for a development agreement while the majority did not find it warranted.

Council Member Uipi asked about setting a precedence for allowing a rezone without a development agreement. Sanderson noted that development agreements are advised with complex or controversial projects, but this one had received positive public feedback.

Council Member DeSirant asked about a deed restriction for owner occupancy. Sanderson noted the property would need to be subdivided to provide for that, but Reynolds Construction has sold their prior products.

Sanderson reported that the neighborhood meeting notification covered the proposed development area as well as adjacent properties, resulting in approximately 60 residents attending, which he noted was a strong turnout for a neighborhood meeting. As the project has progressed through phased review, the applicant has continued meeting with residents individually and during public open houses. Sanderson explained that many of the initial neighborhood concerns had been addressed through commitments to preserve existing trees, maintain required setbacks, and install fencing, all of which are consistent with or required by the city's development standards. He added that owner occupancy had not been a significant topic of public discussion but noted that, should the City Council wish to pursue owner-occupancy requirements, staff could work with the applicant to explore implementing such a provision through a deed restriction or other appropriate mechanism.

Mayor Jackson asked the applicant if one corporate owner had purchased his other projects. Brad Reynolds stated that the proposed duplex development is compatible with the surrounding neighborhood, noting that existing duplexes are already located along the adjoining cul-de-sac and Luck Spring Drive. He explained that the project would provide a logical transition and integrate seamlessly with the adjacent property that is already zoned for similar residential development. Reynolds emphasized that his company has consistently developed owner-occupied, for-sale housing throughout Millcreek, including nearby townhome and duplex projects, all of which have been sold as individual units rather than retained as rentals. He expressed opposition to imposing a deed restriction requiring owner occupancy, stating that such a restriction would add unnecessary complexity and expense. In response to a council question, Reynolds said none of his previous Millcreek developments had been purchased by a corporation, explaining that institutional investors typically seek much larger developments and that a project of this size would not likely be attractive for that type of acquisition. He added that the east side of 1300 E had positive neighborhood feedback, but when they develop the west side there would be more comments.

John Brems noted that without a development agreement there was no guarantee the elevations shown in the presentation would look the same as what could be built. Mayor Jackson asked why staff did not recommend a development agreement.

Sanderson explained that staff evaluated alternative layouts for the property but determined that the proposed design was the most practical. He noted that extending a roadway through the site from 1300 East to Melvina Street was considered but was not feasible because it would reduce the number of developable units and create shallow lots. Sanderson stated that the proposed layout represents the most effective use of the property under the site's constraints. He further explained that while the conceptual renderings are illustrative, the project's overall massing, scale, height, and required setbacks are governed by the city's zoning regulations. Although specific architectural details and building materials are not regulated to the same extent, Sanderson noted that the applicant has consistently constructed similar residential products in Millcreek and other jurisdictions, and the conceptual elevations accurately reflect the type of development that is anticipated.

Francis Lilly explained that staff carefully considered whether a development agreement should accompany the proposed rezone, noting that the city's typical practice is to bring development agreements forward for projects of this nature. He stated that staff also evaluated concerns related to owner occupancy but concluded that a development agreement was not necessary in this case. Lilly cited the applicant's established track record of constructing and selling homes rather than marketing projects to institutional investors or obtaining entitlements solely for resale. He added that the proposed home designs are consistent with the applicant's previous developments in the community and stated that these factors collectively led staff to conclude that the existing zoning regulations would provide sufficient oversight without the need for a development agreement.

Reynolds guaranteed the product would look very similar to what was presented.

Council Member DeSirant moved to approve Ordinance 26-48, Rezoning a 1.23-Acre Property Located at 3705 South 1300 East from the Single-Household Residential (R-1-8) Zone to the Two-Household Residential (R-2-6.5) Zone. Council Member Handy seconded. The Recorder called for the vote. 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 Discussion and Consideration of Ordinance 26-49, Rezoning a 0.50 Acre Property Generally Located at 3232 South Highland Drive From Commercial (C), Commercial With a Zone Condition (C/ZC), and the City Center Overlay Zone (CCOZ) to the Commercial (C) and City Center Overlay Zone - Development Agreement (CCOZ-DA), Subject to a Development Agreement and Removing All Previous Zone Conditions

Brad Sanderson provided an overview of the mixed-use City Center project, noting that it has undergone several months of refinement since its first reading while staff and the applicant addressed design details and coordinated necessary property and infrastructure improvements. He explained that previous city actions included vacating portions of the Chambers Avenue right-of-way, processing subdivision amendments, and creating separate ownership parcels to facilitate the sale of portions of the project to PEG Development and Ensign Design. Sanderson stated that the property is already zoned for this type of development within the Commercial Zone and City Center Overlay Zone and described the project as one of the most complex developments proposed in Millcreek to date.

Sanderson reviewed the project's components, including approximately 25 luxury residential condominiums, 14,000 square feet of commercial space, a 111-room hotel, and a structured parking garage containing approximately 204–207 parking stalls. He explained that the parking structure would be largely concealed within the building, with retail uses located on the ground level, residential condominiums facing Millcreek Common, and the hotel wrapping around Chambers Avenue and Highland Drive. The project also includes rooftop amenity spaces for both condominium residents and hotel guests. He noted that architectural refinement continued as the design advanced toward the building permit stage, reflecting the complexity of integrating commercial, residential, hotel, and parking uses within a single structure.

Sanderson summarized the key provisions of the proposed development agreement, including ownership arrangements, parking access, utility improvements, off-site roadway modifications, design standards, and signage. He explained that reconstruction and restriping would occur along portions of Highland Drive, Chambers Avenue, and the adjacent woonerf lane to improve traffic circulation, while coordination with utility providers and UDOT remained ongoing. He also described several minor design adjustments resulting from engineering requirements, including modifications to the building overhang to accommodate sewer maintenance access and large service vehicles, as well as a slight reduction in the parking garage drive aisle width to accommodate thicker structural shear walls. He further discussed a proposed code amendment to allow a prominent place-making sign for the development, noting that the sign would replace a previously planned feature and contribute to the city's vision for the City Center.

Addressing public outreach, Sanderson stated that the project had been the subject of extensive community engagement over approximately a year and a half, including multiple public meetings and a recent open house. He noted that while earlier discussions focused primarily on the building's height and scale, the community generally recognized that a significant mixed-use structure had long been envisioned for the City Center. He added that the project would consolidate much of the existing surface parking into a structured garage while increasing the overall parking supply available to the City Center through a separate recorded parking agreement. Sanderson concluded by recommending approval of the project, noting that the remaining development agreement exhibits were being finalized by the City Attorney and that the outstanding revisions were legal and administrative in nature rather than substantive project changes.

Mike Winder noted a lot of staff had worked on the project, but especially Sanderson. Council Member DeSirant appreciated how fast the project was moving.

Council Member Handy moved that the city council approve the application file, ZM-25-003 as Ordinance 26-49, as follows: remove all existing zone conditions; and rezone the property from the Commercial Zone and City Center Overlay Zone to the Commercial and the City Center Overlay Zone - Development Agreement, subject to a development agreement as approved and completed by the city attorney. Council Member DeSirant seconded. The Recorder called for the vote. 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. Business Matters

3.1 Discussion and Consideration of Ordinance 26-50, Amending Chapter 14.58 Special Events by Adding Section 14.58.035 Designating the Primary Business Function of the Common, Adventure Hub, and the Grandview, and Section 14.58.130 Adopting an Appeal Procedure

John Brems said this was clean up ordinance as a follow up to an ordinance he brought to the council recently, which was missing these code sections.

Council Member DeSirant moved to approve Ordinance 26-50, Amending Chapter 14.58 Special Events by Adding Section 14.58.035 Designating the Primary Business Function of the Common, Adventure Hub, and the Grandview, and Section 14.58.130 Adopting an Appeal Procedure. 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.

3.2 Discussion and Consideration of Resolution 26-20, Approving the First Amendment to the Interlocal Cooperative Agreement with Salt Lake County for Public Works Services

Mayor Jackson said this was a renewal of the yearly contract with a price increase but the same terms.

Council Member Uipi moved to approve item 3.2, Resolution 26-20. Council Member Handy seconded. The Recorder called for the vote. Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4. Reports

4.1 Mayor's Report

Mayor Jackson reported that three separate fires occurred in or affecting Millcreek within a single evening and early morning, including a fire near Parley's Nature Preserve, a residential fire on Gregson Avenue, and another near 3900 South and 300 East. She noted that while the incidents had different causes, several homes were lost and families were displaced. Mayor Jackson expressed appreciation for the city's first responders, highlighting their swift and effective response, particularly in containing the Gregson Avenue duplex fire and preventing damage to neighboring properties despite the intensity of the blaze. She also reminded residents to exercise caution during the current dry conditions, emphasizing that even small sparks from outdoor activities such as grilling can quickly ignite fires.

Mayor Jackson also reflected on the success of the city's Fourth of July celebrations, including the parade, Independence Day festivities at Millcreek Common, and the drone show. She thanked the Community Life team for their exceptional efforts in organizing community events, securing sponsorships, and creating opportunities for residents to gather and celebrate. She announced the return of the Friday evening Sound Bites concert series and Farmers Market, which includes live music, food trucks, vendors, roller skating, and other activities, and noted that the events will continue each Friday through the end of October. Finally, Mayor Jackson highlighted the installation of a permanent shade structure near the splash pad at Millcreek Common, stating that it will provide a more durable and comfortable amenity for residents enjoying the park.

4.2 City Council Member Reports

Council Member Uipi reported on her attendance at the inaugural Salt Lake City Public Utility Rate Advisory Council meeting, explaining that the initial session focused on the challenges facing the utility system and potential approaches to addressing future rate needs. She noted that one of the key takeaways was learning that customers outside Salt Lake City currently pay approximately 35 percent higher utility rates than city residents. She stated that the next advisory council meeting is scheduled for July 22 and that she would continue to provide updates as discussions progress. Mayor Jackson thanked Council Member Uipi for representing Millcreek on the advisory council, noting the importance of having the city represented in those discussions. Council Member Uipi also commended Salt Lake City for including a broad range of stakeholders in the process, including representatives from neighboring cities, school districts, nonprofit organizations, developers, and other major utility users. She concluded by announcing that the Fourth Annual Pacific Islanders Skate Night will be held on August 8 at 6:00 p.m. at Millcreek Common, with Big Buddha returning as the event's master of ceremonies. Mayor Jackson brought up the Pioneer Day celebrations on July 24th.

4.3 Staff Reports

Francis Lilly noted he had five tickets for the council to the ULI Housing Summit on August 13th. Mike Winder added that the concrete on Chambers Avenue had been poured and the parking garage would open in a couple of weeks.

5. Consent Agenda

5.1 Approval of June 8, 2026 Work Meeting and Regular Meeting Minutes

5.2 Approval of June 22, 2026 Work Meeting and Regular Meeting Minutes

Council Member Uipi moved to approve items 5.1 and 5.2. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

6. New Items for Subsequent Consideration

There was none.

7. Calendar of Upcoming Meetings

- Planning Commission Mtg., 7/15/26, 5:00 p.m.
- City Council Mtg. 7/27/26 7:00 p.m.

Council Member Uipi moved to recess at 8:04 pm. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Council Member Uipi moved to resume the council meeting at 8:06 pm. Council Member Handy seconded. Mayor Jackson called for the vote. Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Council Member Handy reported on the city's participation in America's Potluck, held on July 5 as part of the national initiative promoting community connection. She commended the Community Life team for organizing the event, noting that approximately 50 residents attended, bringing food and spending time visiting with neighbors in a relaxed setting. Council Member

Handy shared that the event provided an opportunity for residents to meet new people and foster community relationships, with some attendees choosing to participate in Millcreek's gathering rather than similar events in neighboring communities. She also remarked that neighborhood potlucks were held throughout the city. Mayor Jackson described the one in her neighborhood which closed their street to traffic, children played together, and neighbors had the opportunity to connect and build stronger community ties.

8. Closed Session

Council Member Uipi moved to go into closed meeting per Utah Code Ann. §52-4-205(a), Discussion of the Character, Professional Competence, or Physical or Mental Health of an Individual at 8:08 p.m. Council Member Handy seconded. The Recorder called for the vote. Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Council Member DeSirant moved to go back into open meeting at 9:21 p.m. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 9:21 p.m. Council Member Uipi seconded. Mayor Jackson called for the vote. 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** 7/27/26
Cheri Jackson, Mayor

Attest: ______________________
Elyse Sullivan, City Recorder