



**Minutes of the
Millcreek City Council
August 10, 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 August 10, 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 (excused)
Bev Uipi, District 4 (electronic)

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
Sean Murray, Planner
Kayla Mayers, Promise Program Director

Attendees: Chief Petty-Brown, Rick Hansen, Evan Tyrrell, Jake McIntire, Sage Besaw, Peter Frost, Sam Burgess, Andrei Tarassov, Sonny Martinez, Chris Bick

WORK MEETING – 5:00 p.m.

TIME COMMENCED: 5:00 p.m.

Mayor Jackson called the work meeting to order, acknowledged Council Member Uipi's electronic presence and excused Council Member Handy.

1. Wasatch Front Waste and Recycling District Report; Evan Tyrrell, General Manager

Evan Tyrrell provided an update on Wasatch Front Waste and Recycling District operations, service trends, cost-saving initiatives, and upcoming programs affecting Millcreek. He reported a slight decrease in the number of Millcreek households receiving service but noted positive growth in diversion efforts, including 101 additional green waste subscribers since December and increased recycling participation. The District is evaluating potential collection-day changes for a small portion of Millcreek, possibly beginning no earlier than January 2027, to improve operational efficiency and allow quicker response to missed pickups. Any changes would include extensive public education and outreach before implementation.

The District has implemented several administrative and operational improvements, including transitioning to postcard billing and a new payment processing platform. Postcard billing is expected to save approximately \$140,000 during the partial implementation year and more than \$200,000 annually thereafter. Electronic billing and payment enrollment has also increased substantially. A billing-system timing issue affecting customers enrolled in automatic payments was identified, and the District is adjusting its billing processes and communicating the change to customers.

Demand for the District's container-based bulky waste program, or SCRAP, has increased significantly. Districtwide usage is averaging approximately 82 containers per day, compared with about 60 per day during the previous three years. In Millcreek, 1,704 containers are scheduled for 2026, representing approximately a 30% increase over 2025, with no properties currently waitlisted. Due to growing demand and concerns regarding the long-term financial sustainability of the container-based model, the District is evaluating a curbside bulky waste program that could eventually provide up to two collections annually per household. Supplemental public drop-off events were discontinued because of low participation.

Tyrrell also highlighted the District's continued emphasis on efficiency and cost containment. As of mid-July, more than \$1 million in new cost savings had been identified for 2026, with approximately \$2.3 million in projected annual savings when combined with ongoing initiatives. The District will also discontinue purchasing and distributing bags for its central leaf collection program, resulting in approximately \$25,000 in annual savings, while continuing the collection program itself.

Millcreek continues to be one of the District's higher-performing communities for waste diversion, with a year-to-date diversion rate of approximately 20.7% through June. The District's new fee-based specialty curbside collection program, launched in May, provides year-round pickup of items such as mattresses, tires, air conditioners, and appliances, with Millcreek showing the highest participation to date. Collected materials are recycled when feasible, and the District is considering expanding the program in 2027 to include couches, recliners, sofa beds, and large-screen televisions.

Looking ahead, the District will continue evaluating service-day changes, service-specific financial costs, recycling participation and the feasibility of every-other-week recycling, expansion of green waste services, and alternatives for bulky waste collection. No rate increase is currently anticipated for base services in the upcoming budget year, although minor adjustments to additional-container rates and reinstatement of fee-based trailer and container rentals may be considered. Tyrrell emphasized the District's continued focus on improving efficiency, controlling costs, and providing high-quality customer service to Millcreek and its other partner communities.

Mayor Jackson asked about Herriman's involvement with the District. Tyrrell provided an update regarding Herriman City's potential withdrawal from the Wasatch Front Waste and Recycling District service area. He reported that the parties appear to be approaching a mutual agreement following an extended period of discussion and analysis. The District and Herriman City are currently developing a written interlocal agreement to facilitate the withdrawal. Internal and third-party financial analyses indicate that the District can absorb the associated loss of revenue when considered alongside the corresponding reduction in

expenses, with no anticipated need to increase rates or make other related financial adjustments. The process is progressing positively, with a potential transition date of November 1; if that timeline is not feasible, the next anticipated transition would be January 2027.

2. Affordable Housing Strategy Discussion; Mike Winder, City Manager

Mike Winder presented an overview of Millcreek's affordable housing needs and potential strategies for using public funding to increase and preserve affordable housing. He referenced the city's 2024 housing report, which projects an overall shortage of approximately 3,180 affordable housing units by 2030, with the most significant need among households at 30% of Area Median Income (AMI). He noted that Millcreek's Moderate Income Housing Plan supports partnerships that leverage state and federal funding and tax incentives, as well as the use of Community Reinvestment Agency (CRA) housing funds to assist qualifying projects. Winder highlighted the Artesian Springs development as an example of a successful tax-increment-supported affordable housing project and explained that state law requires a portion of CRA revenues to be allocated toward housing, with Millcreek generally exceeding the minimum requirement in several of its CRA areas.

Winder reviewed recent and planned uses of the city's affordable housing resources, including assistance for the Howick Apartments and the MC29 development. The Howick project created 115 affordable units serving households at approximately 30%–60% AMI, with the city providing financing assistance and a \$100,000 CRA grant to offset impact fees. MC29 is planned to provide 23 owner-occupied condominiums participating in Utah's first-time homebuyer program, with the CRA proposing approximately \$50,000 in assistance per unit tied to verified construction milestones. He also discussed plans for Millcreek Common North, envisioned as approximately 50–60 owner-occupied condominiums, potentially utilizing \$1.5 million from the city's affordable housing fund toward property acquisition. The city is pursuing additional federal and state funding opportunities for the project, including a \$5.2 million federal appropriation request, Utah's new Affordable Housing Infrastructure Grant program, and potential Federal Home Loan Bank funding.

Winder reported that approximately \$1.5 million is currently available in the city's affordable housing fund and that revenues from existing CRA areas are projected to continue increasing the fund over time, although planned expenditures for Millcreek Common North and MC29 will reduce the balance in certain years. Additional potential funding sources include Community Development Block Grant funds, available primarily for qualifying areas of west Millcreek, and approximately \$11 million currently accumulated within the West Millcreek CRA. While certain West Millcreek CRA funds could potentially be transferred for affordable housing purposes elsewhere in the City, Winder noted that the Council would need to consider the policy implications of doing so. He advised that the city's general fund balance should be viewed as a last-resort funding source for housing initiatives.

Winder concluded by presenting several potential strategies for council consideration, including expanding the MC29 model to incentivize affordable, owner-occupied housing; using CRA funds to offset impact fees for qualifying affordable housing projects; establishing a City-funded down payment assistance program for first-time homebuyers; and creating a home rehabilitation or "Fix the Bricks" program to help residents maintain existing housing stock. He explained that, in other cities, such funds are used either as grants or revolving loans

to help financially distressed or aging residents stay in their homes by addressing major repair needs (e.g., roofs, HVAC) rather than seismic-only upgrades. He emphasized that council direction would be needed to establish eligibility requirements, affordability thresholds, per-unit assistance levels, and annual funding limits, particularly because incentives for larger developments could quickly utilize available housing funds.

Council members then considered broader housing goals, emphasizing the importance of retaining and attracting families to support neighborhood schools and calling out the need for more family-sized housing units, not just one- and two-bedroom condos. They expressed interest in pairing homebuyer support with access to childcare and suggested exploring childcare as part of the planned Millcreek Common North mixed-use project. Winder noted the city's flexibility to use CRA tools and development agreements creatively, for example, conditioning incentives on projects that include more bedrooms or family-supportive amenities. Council members agreed that while Millcreek has benefitted from strong volunteer efforts, significant progress on housing and arts initiatives will require targeted funding, creativity, and expanded use of grants and partnerships. Winder concluded that, compared to the city's early years, Millcreek now has greater financial capacity and in-house expertise (including a grant writer) to pursue ambitious housing strategies and leverage state and federal programs.

3. Arts and Culture Master Plan Discussion; Jake McIntire, Union Creative Agency

Francis Lilly introduced Jake McIntire with Union Creative Agency, the consulting team selected through a national search to assist Millcreek with the development of its Arts and Culture Master Plan. Lilly explained that the project is funded through Salt Lake County's TRCC program and that the city contracted with Union Creative Agency in late April. Since that time, the consulting team has conducted an extensive public engagement process, which is now nearing completion. McIntire was invited to provide the Council with an update on the status of the Master Plan, outline the next steps in the planning process, and solicit council input on key matters as the plan is finalized. Lilly expressed appreciation for the consulting team's work and enthusiasm regarding the opportunities the completed Arts and Culture Master Plan will provide for Millcreek.

Jake McIntire provided an update on the development of Millcreek's Arts and Culture Master Plan, describing it as a long-range framework intended to establish a comprehensive vision for arts and culture while supporting Millcreek's evolving community identity. The planning process considers public art, arts education, facilities, events, programming, and other cultural opportunities specific to Millcreek. The project has progressed through cultural asset identification and extensive community engagement and is moving into the development of strategies, governance and funding recommendations, potential projects and locations, and implementation priorities. A subsequent council work session is anticipated as the plan develops, with final adoption expected before the end of the year.

McIntire highlighted the project's community engagement efforts, including surveys, outreach at existing community events, stakeholder roundtables, and an artist engagement initiative involving five local artists representing visual art, theater, dance, music, and sculpture. The participating artists have conducted their own community outreach and will each develop a pilot project demonstrating concepts that could emerge from the Master Plan. Examples

include a collaborative dance performance involving local dance groups and a glass art installation intended to demonstrate the potential of a percent-for-art program.

Preliminary public feedback indicates strong interest in festivals and markets, outdoor performance spaces, interactive art, arts education, and projects combining art and nature. Engagement activities involving more than 600 participants identified interactive art as the highest-ranked priority, with arts education and performance spaces also receiving significant support. Survey responses further identified a need for improved communication about arts and cultural opportunities, neighborhood-level access to art beyond Millcreek Common, and programming that promotes community connection and belonging. McIntire noted the importance of ensuring that city-supported arts and cultural initiatives are welcoming, accessible, and inclusive throughout Millcreek.

McIntire also outlined potential funding mechanisms for implementing the Master Plan, including percent-for-art allocations on capital projects, annual General Fund appropriations, grants, sponsorships, donations, earned facility revenue, voluntary utility-bill contributions, partnerships with private developers, CRA funding, and collaborations with community foundations and other organizations. He explained that the appropriate funding structure will depend on the scope of Millcreek's future arts and cultural programming and the city's desired level of involvement.

McIntire discussed governance options and the need to clarify the respective roles of Millcreek and the Millcreek Arts Council. Potential models include establishing dedicated city arts and culture staff supported by an advisory board, financially supporting and contracting with the existing nonprofit Arts Council to serve as the city's local arts agency, or developing a hybrid structure combining city resources with a nonprofit organization. He requested council feedback regarding preferred funding mechanisms, governance structures, arts and culture priorities, and the council's broader vision for what a successful arts and culture program should ultimately achieve in Millcreek.

McIntire explained possible models for a "local arts agency," including a fully in-house city department, an independent nonprofit under contract, or a hybrid structure like Salt Lake City's, where city staff and a nonprofit foundation work together. Council members expressed concern about over-relying on volunteers and indicated a preference for bringing arts administration in-house under the existing Community Life Department, likely with at least one dedicated staff position, while continuing to engage the Millcreek Arts Council in an advisory and programming role. They supported a hybrid model that preserves strong volunteer participation but adds professional staff capacity for grant writing, fiscal management, and implementation of a forthcoming arts master plan. On priorities, the mayor stressed the need for performance and recital venues, particularly in West Millcreek where density is higher and facilities are lacking, and council members discussed the value of a small amphitheater or upgraded neighborhood performance spaces over a 10–20-year horizon. McIntire noted that performing arts groups consistently cite lack of space as a major barrier and that the consultant team (with Method Studio) will analyze realistic facility options, costs, and locations, with an eye toward west-side opportunities. The council agreed that realizing this vision will require both city investment and outside funding, and they encouraged aggressive pursuit of grants and private donations alongside any city mechanisms that may be recommended in the final Arts and Culture Master Plan.

4. Staff Reports

Winder noted residents were moving into the neighboring Westerly apartment building, and Thirst had a grand opening in the public market of city hall.

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

There was none.

Council Member DeSirant moved to adjourn the work meeting at 6:28 p.m. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant 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, acknowledged Council Member Uipi's electronic presence, excused Council Member Handy, and led the pledge of allegiance.

1.2 Public Comment

Elyse Sullivan noted online comments had been received prior to the meeting starting and were sent to the city council.

2. Financial Matters

2.1 Public Hearing to Consider a Monetary Contribution of Up to \$200,000 to the Asian Association of Utah

Kayla Mayers provided context regarding the proposed monetary contribution to the Asian Association of Utah (AAU) for after-school programming serving Millcreek youth. She explained that the request aligns with the mission of Millcreek Promise to build community, address service gaps, and support residents through partnerships with established organizations rather than duplicating existing services. The partnership particularly advances Millcreek Promise's education goal of ensuring youth have the support necessary to achieve academic success, graduate from high school, and pursue postsecondary education. Mayers emphasized that evidence-based after-school programs provide safe and structured environments for youth during critical after-school hours while supporting school attendance, academic achievement, social-emotional development, and reductions in risky or criminal behavior.

Mayers explained that AAU has operated after-school programming in the Millcreek area since 2012 and has partnered with Millcreek Promise since its establishment in 2018. Supporting AAU has been viewed as a more cost-effective approach than creating city-operated programming. AAU currently operates programs at several locations serving Millcreek youth and establishes performance goals related to enrollment, daily attendance, social-emotional learning, and staff training. Mayers noted that the

organization also maintains strong nonprofit ratings and utilizes established curricula and evaluation measures to assess program outcomes.

Mayers reviewed the funding history, noting that AAU received \$110,000 in emergency city support during the prior fiscal year following unexpected reductions in federal funding. The proposed contribution has increased to \$200,000 for the current fiscal year due to the continuing funding gap and the addition of two after-school programs. The proposed amount would not fully replace the lost funding but is intended to provide meaningful support at a level considered reasonable for the city. During the previous year, AAU reported serving 207 Millcreek students and 362 students overall, and the proposed \$200,000 contribution represents approximately 19% of the organization's total program budget.

Mayers also described the accountability and reporting requirements associated with the funding. AAU is required to report unduplicated youth participation, the number of Millcreek residents served, enrichment activities offered, program outcomes and success stories, and detailed financial information regarding the use and allocation of city funds. She acknowledged limitations in obtaining certain student-level academic data due to privacy and parental consent requirements. Mayers concluded that the proposed contribution would help preserve access to high-quality after-school programming for Millcreek youth following reductions in federal funding while supporting academic development, social-emotional learning, and youth safety.

In response to questions, Mayers clarified that recent program expansions were to James E. Moss Elementary and Utah International Charter School, not Olene Walker Elementary which is operated by South Salt Lake. Council members discussed the nature of the after-school programming, emphasizing that while homework help is available, the primary focus is on social and emotional learning, behavior, focus, homework completion habits, and other supports that underpin academic success rather than a strictly rigorous academic curriculum. Council Member Catten noted that the work aligns directly with the Millcreek Health Coalition's youth focus and underscored that the funding has already been built into the city's budget, anticipating increased need with the addition of two new program sites. Council Member Uipi, participating remotely, requested clarification on the cost-effectiveness of the city's partnership with the Asian Association of Utah versus running after-school programs in-house. Mayers and Mayor Jackson confirmed that partnering with the Association is significantly more economical, in part because the organization provides its own facilities, reducing the city's capital and operating burden.

Council Member Uipi asked about the feedback form that had been developed to gather information from program sites, and how that feedback might help justify the funding increase to the public. Mayers reported that the new reporting tool worked well and produced valuable qualitative success stories, such as improvements in students' friendships, social skills, and observable positive changes over the year—outcomes that are difficult to capture through formal academic data due to privacy constraints (FERPA) and inconsistent data consent. She expressed openness to refining the form based on council input and agreed to share collected feedback to better inform future budget deliberations. In response to a question from Council Member Catten, Mayers stated that

programs are generally at capacity and sometimes have waitlists, constrained by required staff-to-student ratios.

Council Member DeSirant expressed support for adding Moss Elementary, citing a strong existing partnership highlighted by a recent bike rodeo event, and noted high interest in after-school enrollment there. Both Council Member DeSirant and Mayor Jackson stressed the importance of services at Moss and Utah International, where many families most need safe, structured after-school time for their children, and where students, particularly those assimilating to U.S. culture and school norms, stand to benefit significantly from the Promise Program's supports.

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 Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Peter Frost, representing the Asian Association of Utah, expressed appreciation for the city's partnership and ongoing support. He emphasized that the Association's relationship with Millcreek extends beyond its day-to-day after-school programming and includes ongoing collaboration with city staff and leadership to ensure programs remain aligned with community goals and priorities. Frost welcomed feedback from the council regarding desired program results or outcomes and expressed the Association's willingness to adapt its efforts accordingly. He reiterated that the primary objective of the after-school programs is to help youth succeed academically and personally while developing skills that will contribute to their long-term success and well-being.

Council Member DeSirant moved to close 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 Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Ordinance 26-56, Approving Monetary Contribution of Up to \$200,000 to the Asian Association of Utah

Mayor Jackson emphasized the city's responsibility to carefully steward public funds while recognizing the important role Millcreek Promise and its after-school programming play in supporting youth and families with significant needs. She highlighted the value of positive interactions provided through after-school programs and partnerships with police, fire, and other city services, noting that these efforts contribute to students' well-being, emotional development, academic success, and connection to their schools and community. Mayor Jackson expressed support for the proposed contribution, describing it as a worthwhile investment in Millcreek youth.

During the discussion, Council Member Uipi requested additional information regarding the specific federal funding reductions experienced by the Asian Association of Utah and the funding gaps the city's contribution would help address, emphasizing the importance of transparency for residents. Mayor Jackson clarified that the current funding gap is approximately \$383,833, of which Millcreek has been asked to contribute \$200,000. The Asian Association of Utah is seeking other funding sources to address the remaining

approximately \$183,833 rather than relying on the city to cover the entire shortfall. Winder noted that the Association provides audited financial statements and other financial information on its website, including expenditures for staffing, supplies, programming, food, field trips, and other program needs, providing additional transparency regarding the use of funds.

Council Member DeSirant moved to approve Ordinance 26-56, Approving Monetary Contribution of Up to \$200,000 to the Asian Association of Utah. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant 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 \$5,000 for the Millcreek City 9/11 Day of Service

Kayla Mayers explained a proposed monetary donation option for Millcreek's 9/11 Day of Service, developed at the request of the Interfaith Council. This year's service project will collect supplies for new mother kits, and community members who are unable to donate requested materials will have the option to make a financial contribution instead. City staff and/or volunteers would use the donated funds to purchase the necessary supplies for the kits. Mayers clarified that the associated study authorizes the city to receive and expend up to \$5,000 in donations, although the actual amount collected may be substantially less. Establishing the authorization in advance will allow the city to promptly purchase supplies with donated funds prior to the September 11 event.

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

2.4 Discussion and Consideration of Ordinance 26-57, Approving a Monetary Contribution of Up to \$5,000 for the Millcreek City 9/11 Day of Service

Council Member Catten moved to approve Ordinance 26-57, Approving a Monetary Contribution of Up to \$5,000 for the Millcreek City 9/11 Day of Service. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Mayor Jackson allowed Sage Besaw, a caseworker with Congresswoman Celeste Maloy's office, to provide public comment. Sage Besaw introduced herself and provided an overview of constituent casework services available through congressional offices. Besaw explained that

caseworkers serve as intermediaries between constituents and federal agencies when individuals experience difficulty obtaining information, resolving issues, or receiving responses. Common agencies involved in casework include the Internal Revenue Service, Social Security Administration, and U.S. Citizenship and Immigration Services. Congressional staff can communicate with federal agencies through established congressional contacts after receiving the required authorization from the constituent.

Besaw noted that the office is working to increase public awareness of these services and will conduct outreach at an upcoming Millcreek Farmers Market. Staff will be available to answer questions, distribute informational materials, and provide privacy release forms required before the congressional office can contact a federal agency on a constituent's behalf. She further clarified that congressional and U.S. Senate offices maintain staff dedicated specifically to constituent casework and that her role focuses exclusively on assisting constituents with federal agency matters rather than legislative or policy work.

3. Planning Matters

3.1 Discussion and Consideration of Ordinance 26-58, Amending Sections 14.20.020 and 14.20.110 of the Millcreek Code of Ordinances Regarding Vehicular Access Requirements and Street Development

Francis Lilly explained that Item 3.1 was substantively identical to the Title 14 ordinance previously approved by the Council [Ordinance 26-55] but was being presented again to correct an incorrect section number contained in the prior ordinance. He also introduced a new motion sheet provided to council members for planning and zoning items. The sheets are intended to outline potential motions, provide space for notes where appropriate, and assist the council in working through items that may require more complex action. Lilly invited council feedback on the usefulness of the new format and indicated that it could be continued for future meetings if council members find it beneficial.

Council Member DeSirant moved to adopt Ordinance 26-58, Amending Sections 14.20.020 and 14.20.110 of the Millcreek Code of Ordinances Regarding Vehicular Access Requirements and Street Development. Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.2 Discussion and Consideration of Ordinance 26-59, Rezoning Certain Property Located at Approximately 3946 S 1100 E and 1059 E 3950 S from the Residential Mixed (RM) Zone and the Two-Household Residential (R-2-6.5) Zone to the Commercial (C) Zone with the Following Zone Condition: "Uses on the Entirety of the Property Shall be Limited to a Parking Lot"

Sean Murray presented the second reading regarding the St. Mark's Hospital property at 3946 South 1100 East, noting that the agenda incorrectly listed the address as 3496. He reminded the council that the proposal involves two properties west of the existing St. Mark's Hospital that are proposed for development as a commercial parking lot primarily serving hospital employees. A development agreement has been prepared addressing landscaping, access exclusively from 1100 East, and a noise barrier along the northern property boundary.

Murray reported that, following Council discussion at the previous meeting, additional evergreen landscaping options were identified to provide year-round screening of vehicle headlights and improve buffering for neighboring properties, particularly during winter months. Council members expressed appreciation for the additional landscaping measures, noting their potential to reduce light and noise impacts and improve compatibility with the surrounding neighborhood. Murray indicated that no additional comments from neighboring residents had been received since the prior meeting. In response to a question regarding parking lot access, he stated that the lot is intended for hospital employees, although the submitted plans do not currently show gates or other access-control measures.

Mayor Jackson asked about the applicant's plans moving forward. Chris Bick with Kimley Horn clarified that the proposed St. Mark's employee parking lot would have open access and that St. Mark's security personnel would patrol and monitor the area as needed. He explained that the parking lot is expected to be used primarily during daytime and morning shifts, when parking demand at the hospital is greatest, as sufficient parking is generally available within the existing St. Mark's campus during nighttime hours. To further address neighborhood concerns regarding vehicle headlights and other potential impacts, the project will include an additional berm and landscaping with shrubs to provide screening. Bick emphasized that St. Mark's has worked with the city and surrounding neighbors to incorporate these measures and minimize potential impacts on adjacent residential properties.

Council Member Catten moved to adopt Ordinance 26-59, Rezoning Certain Property Located at Approximately 3946 S 1100 E and 1059 E 3950 S from the RM Zone and the R-2-6.5 Zone to the C Zone with the Following Zone Condition: "Uses on the Entirety of the Property Shall be Limited to a Parking Lot." Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.3 Discussion and Consideration of Ordinance 26-60, Approving a Development Agreement for a Parking Lot Serving St. Mark's Hospital on Approximately 0.94 Acres of Property Located at Approximately 3946 South 1100 East and 1059 East 3950 South

Sean Murray noted this was the accompanying development agreement discussed with the prior item which lays out standards and runs with the property for 10 years.

Council Member DeSirant moved to approve Ordinance 26-60, Approving a Development Agreement for a Parking Lot Serving St. Mark's Hospital on Approximately 0.94 Acres of Property Located at Approximately 3946 South 1100 East and 1059 East 3950 South. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4. Business Matters

4.1 Discussion and Consideration of Ordinance 26-61, Approving the Disposition of Certain Surplus Public Property

Winder explained that, pursuant to state law, the city is required to follow an established surplus property process when disposing of excess city-owned property rather than transferring items directly to interested parties. He noted that the city has successfully utilized this process previously and is continuing the practice for the items identified in the accompanying attachment. Winder added that the “pebble” furniture should be removed so it can be used in the public market.

Council Member Catten moved to approve Ordinance 26-61, Approving the Disposition of Certain Surplus Public Property, excluding the contemporary sofa and cushion. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

5. Reports

5.1 Mayor’s Report

Mayor Jackson reported that the Salt Lake County Recreation Bond Application Review Committee completed its review and recommended a slate of recreation projects that was subsequently approved by the Salt Lake County Council and will be presented to voters in November. She explained that the bond continues an existing funding mechanism without increasing the current tax level and is intended to support significant recreation and park improvements throughout Salt Lake County. Mayor Jackson served as one of four mayors on the application review committee, which sought to distribute projects geographically and balance maintenance and completion of existing facilities with new recreation projects. She highlighted approximately \$4.9 million in proposed improvements to Big Cottonwood Regional Park, including continuation of the boardwalk and enhancements to tree and riparian areas within portions of the park. She noted that the proposed improvements are itemized by project area and are intended to continue completing improvements envisioned for the regional park over several decades.

Mayor Jackson also reported on several recent community events. She highlighted the Pacific Islander Skate Night, which featured strong community participation and a notable genealogical and historical display documenting family connections and migration throughout the Polynesian islands. She commended the community members and city staff who contributed to the event and recognized the cultural traditions and contributions of Millcreek’s Pacific Islander community. Mayor Jackson also reported successful attendance at National Night Out Against Crime and the accompanying rolling car show, noting the positive opportunity for residents to interact with law enforcement in a community setting. She additionally referenced the recent Bike Rodeo and encouraged residents to attend the upcoming Millcreek Arts Festival at the Baldwin Radio Factory, which will feature local art vendors, live performances, food trucks, and hands-on children’s art activities.

5.2 City Council Member Reports

Council Member Catten reported that West Nile virus has been detected at multiple mosquito testing locations throughout Salt Lake County, noting that such detections occur periodically each year but serve as an important reminder of the potential health risk to residents. She encouraged residents to take preventative measures, including eliminating standing water, wearing protective clothing, and using mosquito repellent.

Council Member Catten also explained that mosquitoes can be particularly active during dry years and encouraged residents experiencing mosquito-related concerns to contact the Mosquito Abatement District for assistance. She concluded by reminding residents that school is beginning and urged motorists to slow down during morning and afternoon school hours, stop for pedestrians at crosswalks, and remain alert for children, bicyclists, and others traveling to and from school.

Council Member Uipi conveyed the Pacific Islander Skate Night planning committee's sincere appreciation to the mayor, council, and city for their continued support of the event, now in its fourth year. She highlighted the participation of the Pohaku Foundation, whose genealogy exhibit and work generated significant interest within the community. Because the organization is based in Samoa and Hawaii and does not typically provide this type of programming on the mainland, Council Member Uipi expressed appreciation for the opportunity to host them in Millcreek. Following the event, the planning committee discussed inviting the Foundation to return for a longer period in conjunction with next year's Pacific Islander Skate Night. Council Member Uipi also expressed appreciation for the city's recognition of Pacific Islander Heritage Month and its continued celebration of Pacific Islander culture and contributions.

Council Member Uipi additionally reported that she had not received further communication from Salt Lake City Public Utilities following the July 22 meeting. She noted that an additional meeting had previously been discussed in advance of the September 1 rollout of the new billing system, but no updated information had been received regarding a potential rate increase or whether the billing system would be implemented before any rate adjustment. Council Member Uipi concluded by reporting that she would attend the Central Wasatch Commission retreat on August 17.

Council Member DeSirant reported that he serves as the Vice Chair on the Salt Lake County Animal Services Board and he was able to participate in a ride along.

5.3 Staff Reports

There were none.

6. New Items for Subsequent Consideration

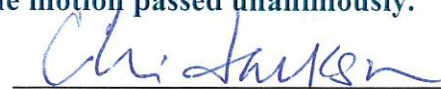
There was none.

7. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg., 8/13/26, 6:00 p.m.
- Planning Commission Mtg., 8/19/26, 5:00 p.m.
- City Council Mtg. 8/24/26 7:00 p.m.

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 7:53 p.m. Council Member Catten seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED:



Cheri Jackson, Mayor

Date

8/24/26

Attest:



Elyse Sullivan, City Recorder