



**Minutes of the
Millcreek City Council
September 14, 2026
5:30 p.m.
Work Meeting
7:00 p.m.
Regular Meeting**

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on September 14, 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 (electronic)
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
Brad Sanderson, Current Planning Manager
Rita Lund, Communications Director
Kristy Parajuli, Youth Council Advisor

Attendees: Rick Hansen, Brad Reynolds, Lindsey Nielsen (electronic), Brett Johnson, Amy Edwards, Vern & Susan Ferrin, Sonny Martinez, Laura Renshaw, Andrei Tarassov, Mary Ann Raiyatinejad, Chief Petty-Brown

WORK MEETING – 5:30 p.m.

TIME COMMENCED: 5:32 p.m.

Mayor Jackson called the work meeting to order.

Council Member Uipi moved to move number two, planning matter ZM-26-014, to the first item of business. 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.

2. Planning Matter First Reading:

a. ZM-26-014, Rezone Request from R-1-8 and R-2-8 to R-1-5 and R-2-6.5 at 3496 & 3500 S 1300 E by Brad Reynolds Construction; Brad Sanderson, Planner

Brad Sanderson provided an overview of a proposed rezone for property located along 1300 East and Lorraine Drive, noting that the application received a favorable recommendation from the Planning Commission and would return to the Council for formal consideration. He

explained that the property is unusually narrow and elongated and currently contains split zoning, creating challenges for access and infill development. The proposed zoning would allow a combination of R-1-5 single-family lots and R-2-6 two-family development. The concept plan includes approximately four to five smaller single-family homes accessed from Lorraine Drive and two to three duplexes oriented toward 1300 East, for a total of approximately nine to ten units. The duplexes would utilize rear-loaded garages accessed by a private road, reducing the number of individual driveways onto 1300 East. Because the development would include a private road, an HOA would be required to maintain the shared infrastructure.

Sanderson also discussed a proposed pedestrian connection through the development that would provide walking and bicycle access between the project and the neighborhood to the west, allowing residents to avoid traveling along 1300 East. He reviewed the differences between the existing and proposed residential zones, explaining that the primary distinctions involve minimum lot size, density, setbacks, and building-envelope standards, with relatively limited differences in overall building height and form. Written comments received from nearby residents were generally supportive of the proposal. The Planning Commission recommended approval by a 7-1 vote. Sanderson explained that the dissenting commissioner supported the project generally but wanted the pedestrian connection formally guaranteed through a development agreement. Other commissioners were comfortable relying on the applicant's stated intention to construct the connection and did not consider a development agreement necessary solely for that purpose. Sanderson indicated that the primary issues for the council's consideration would therefore be whether to approve the proposed zone changes and whether a development agreement should be required to ensure the pedestrian connection or address any other project-specific conditions.

Mayor Jackson asked the applicant to keep the residents' comments in mind when landscaping. Council members asked whether feedback had been received from residents or property owners along the private driveway where the proposed pedestrian connection would terminate. Sanderson stated that no comments had been received and clarified that the homes along the driveway are occupied by tenants, while the property owners, who would have received notice of the application, reside elsewhere. In response to questions regarding maintenance, Sanderson explained that the adjacent private driveway would remain the responsibility of its respective property owners, while the proposed development's HOA would maintain the pedestrian connection located within the development. He noted that the city could not require the neighboring property owners to permit public pedestrian access along their private driveway. If those owners chose to restrict access in the future, such as by installing a fence, the proposed pedestrian connection could effectively terminate at the property boundary. Sanderson acknowledged that the new connection could increase pedestrian use of the existing private driveway but did not anticipate the increase would be substantial. John Brems added that it was important to make sure there was access on the private road.

Council Member Uipi asked about the zoning aligning with the General Plan. Sanderson discussed the proposal's consistency with the Future Land Use Map and surrounding zoning. He explained that the property is designated Neighborhood 1, and the rear portion of the proposed development would remain single-family residential, consistent with that designation. The portion along 1300 East is already zoned for two-family residential

development, and the proposed rezone would primarily reorient the existing R2 zoning and change it from R-2-8 to R-2-6. Sanderson acknowledged that the existing zoning does not fully align with the Future Land Use Map but noted that similar R2 zoning and development patterns already exist both north and south of the property along 1300 East. He stated that the proposal would therefore not be inconsistent with the surrounding development pattern. Sanderson also noted that the city anticipates future general plan and small-area planning efforts that may further evaluate land use and zoning in the area, but those efforts have not yet begun and would occur after consideration of the current application. The council did not feel a development agreement was necessary but wanted the trail access figured out.

1. Central Wasatch National Conservation and Recreation Area Act Discussion; Lindsey Nielsen, Central Wasatch Commission Executive Director

Lindsey Nielsen presented an update on the proposed Central Wasatch National Conservation and Recreation Area (NCRA) Act, which the CWC is working to update for potential reintroduction in Congress in 2027. She explained that the legislation originated from the Mountain Accord process and represents a locally developed, consensus-based approach to balancing conservation, recreation, economic interests, and long-term management of the Central Wasatch. The proposal would establish an approximately 80,000-acre National Conservation and Recreation Area on federal lands and create a new, area-specific management plan to replace management protocols developed under the broader Uinta-Wasatch-Cache National Forest plan, which was last updated in 2003. The legislation would also establish the Grandeur Peak–Mount Aire Wilderness Area in Millcreek Canyon, create a White Pine Watershed Protection Area, and expand portions of existing wilderness areas. Nielsen emphasized that the legislation would protect existing facilities and allow their continued maintenance, retain motorized access on designated roads and trails, and remain neutral regarding transportation alternatives.

In response to a question regarding the proposed Parleys Canyon gravel pit expansion, Nielsen explained that a wilderness designation would provide significantly stronger protections for the affected federal lands, including restrictions on new roads, mechanized transportation, and mechanized tools. However, she clarified that the designation would not directly prohibit the proposed mine itself, although it could restrict or complicate related activities requiring access or development on newly protected federal lands. Nielsen also discussed the legislation's federal appropriation provisions, explaining that congressional appropriations could support implementation of the NCRA, including development of the new management plan, trail maintenance, visitor facilities, restrooms, and other improvements. She clarified that these federal appropriations would be separate from Millcreek's membership contributions to the CWC, which support the Commission's ongoing organizational operations rather than implementation of the federal designation.

Nielsen confirmed that the CWC is leading the effort to advance the legislation and expressed appreciation for Millcreek's longstanding participation as a member jurisdiction. She stated that the current effort also seeks to revisit land exchanges that could address fragmented ownership patterns, accommodate ski resort operational needs, and pair economic considerations with meaningful environmental protections. When asked about challenges to gaining support, Nielsen acknowledged that the legislation has taken considerable time and that maintaining consensus among stakeholders has been difficult. She noted that the proposal was first introduced in Congress in 2016 and described the effort as a complex, bipartisan, community-based initiative requiring continued negotiation and commitment. She expressed optimism regarding a potential

opportunity for renewed congressional consideration in 2027 and emphasized the importance of having an updated proposal ready for introduction. Finally, in response to a question regarding the proposed gondola, Nielsen reiterated that the legislation is transportation-neutral and would neither authorize nor prohibit UDOT from pursuing any particular transportation or transit alternative.

3. Staff Reports

Mike Winder reported a record number of attendees at Camp Tracy and a successful Fall Business Market. He noted “audit season” was taking place with auditors coming to city hall the following week. He announced Assistant City Manager and Planning Director, Francis Xavier Lilly, was this year's recipient of Utah's Ted Knowlton Planning Award, which is a very prestigious career-level recognition, and that was awarded last week at the Utah Chapter of the American Planning Association.

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

There was none.

Mayor Jackson reported that the Audit Committee recently met to discuss employee compensation and evaluate how Millcreek's salaries compare with those offered by other municipalities. Mayor Jackson and Council Member Catten, who serves as Treasurer, participated in the discussion. The Committee determined that, as Millcreek approaches its tenth anniversary and has not previously conducted a comprehensive compensation review, it would be appropriate to commission a citywide salary survey. The city will issue an RFP for a consultant to evaluate compensation for all employee positions against comparable positions in other municipalities. Mayor Jackson emphasized the importance of providing competitive compensation to attract and retain high-quality employees and appropriately recognize the city's existing workforce. Once the survey is completed, the council will review the findings and engage in a broader discussion regarding its compensation philosophy and approach to employee salaries going forward.

The mayor then reported on the recent all-staff meeting, which was led by the Communications Department, and highlighted a new feature on the city's website called “The Rumor Mill(creek).” She explained that the webpage was created to address information circulating within the community by verifying facts, correcting misinformation, and providing residents with accurate information directly from the city. Mayor Jackson encouraged council members and staff to notify the communications team of rumors, social media discussions, emails, or other community concerns that may warrant clarification on the webpage. She noted that the site already addresses several community topics and expressed hope that it will serve as a reliable resource for residents seeking accurate city information and help reduce the spread of misinformation. She also reported on attending a recent Utah League of Cities and Towns meeting where discussion focused on the kind of issues that larger cities in Utah are facing and looking ahead to prepare for the next legislative session.

Council Member Uipi reported on her attendance at the Criminal Justice Advisory Council (CJAC) Committee meeting with Salt Lake County and representatives from other municipalities. She noted that a primary topic of discussion was the future provision of court services, particularly among smaller municipalities evaluating whether to continue operating their own courts. She explained that discontinuation of municipal court services could place

additional pressure on the District Attorney's Office, which is already managing a significant caseload, as well as increase workloads for district courts and judges. Council Member Uipi stated that the issue will be important to monitor as municipalities consider their options. She added that Millcreek is currently in a favorable position with its existing court services partnership with Holladay.

Council Member Uipi moved to adjourn the work meeting at 6:23 p.m. 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.

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, acknowledged Council Member DeSirant's online participation, and led the pledge of allegiance.

1.2 Millcreek Youth Council Oaths of Office

Mayor Jackson said she had the privilege of giving the oath of office to the youth council members for this year. The council consists of juniors and seniors from the International Charter School, Cottonwood High School, Olympus, and Skyline. She expressed appreciation for their willingness to serve on the youth council, and for all that they do to contribute to the city.

Kristy Parajuli provided an introduction to the Millcreek Youth Council, which consists of 23 students representing Cottonwood, Skyline, and Olympus High Schools, as well as Utah International Charter School. She recognized the Youth Council leadership team for its work throughout the summer in preparing for the upcoming year. Parajuli explained that the Youth Council's mission is to serve the Millcreek community, build connections among youth throughout the city, and engage in policy issues important to students and their peers. Members participate in city affairs, community activities, and service opportunities designed to develop leadership skills and prepare them for life after high school. Parajuli then invited Mayor Jackson to administer the Youth Council's oath of office, symbolizing the members' commitment to serving the community during the coming year.

The mayor administered an oath of office to the Youth Council.

1.3 Constitution Week Proclamation

Mayor Jackson proclaimed the following:

WHEREAS, September 17, 2026, marks the 239th anniversary of the signing and adoption of the Constitution of the United States of America by the Constitutional Convention in Philadelphia; and

WHEREAS, the Constitution established the foundation of our nation's government and remains a cornerstone of the freedoms, rights, and liberties enjoyed by the American people; and

WHEREAS, it is fitting and proper to recognize this remarkable document and commemorate the anniversary of its creation; and

WHEREAS, Constitution Week provides an opportunity for all Americans to reflect upon the principles of our founding, the importance of civic participation, and our shared responsibility to preserve the liberties guaranteed by the Constitution.

NOW, THEREFORE, I, Cheri Jackson, Mayor of Millcreek, Utah, by virtue of the authority vested in me, do hereby proclaim September 17 through September 23, 2026, as CONSTITUTION WEEK

in Millcreek, Utah, and call upon our residents to reaffirm the ideals embraced by the Framers in 1787 by learning about our Constitution, participating in our civic life, and vigilantly protecting the freedoms and liberties it guarantees to every American.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal Millcreek to be affixed this 14th day of September, 2026.

1.4 Public Comment

Laura Renshaw, Millcreek Library Manager, provided an update on programs and activities at the Millcreek Library. She reported that approximately 3,220 people participated in this year's Summer Reading Program, comparable to the previous year, while the number of participants who completed the program increased by approximately 100, representing a 3% increase. Teen completion was particularly strong, increasing by 16% over the previous year. Renshaw emphasized the value of summer reading in helping students maintain academic skills and transition successfully into the new school year. Renshaw also highlighted homework assistance available through the library. Beginning this month, a member of the Teen Advisory Board will provide free, in-person math tutoring every other Friday at the Millcreek Branch. In addition, the Salt Lake County Library System offers Brainfuse, an online tutoring and homework assistance resource available through the library website with a library card. The service provides access to subject experts for students of all grade levels and most subjects, including writing assistance, ACT and SAT preparation, FAFSA support, ongoing tutoring, and assistance with individual assignments. In recognition of National Library Card Sign-Up Month, Renshaw reported that 23,288 patrons currently identify Millcreek as their home library and that 356 new patrons were added during the previous 30 days. She also reviewed recent community outreach efforts, including participation in Upland Elementary's book fair, presentations to third-grade students at Eastwood and Rosecrest Elementary Schools, participation in Welcoming Week at Bud Bailey Apartments, tours for seventh-grade students from Evergreen Junior High, and an upcoming preschool tour. Renshaw expressed the library's commitment to increasing awareness of available resources and services and offered continued support for the City Council's community goals.

Andrei Tarassov, Millcreek resident and business owner, expressed concerns regarding what he perceived as differing requirements applied to small businesses compared with city projects. He provided three examples from his experience. First, prior to purchasing his building, he contacted the Planning Department regarding opening a veterinary clinic and was advised that the existing parking lot would need to be resurfaced, while he

observed that the city had continued operating with its own parking lot in its existing condition. Second, Tarassov stated that when he contacted Waste Management for standard garbage bins, he was informed that city ordinance required his business to use a larger commercial container. Because his business does not generate enough waste to justify that size of container, he obtained private waste service, which he stated costs approximately four times more and has presented service challenges. He contrasted this requirement with the standard garbage bins he observed at city facilities. Finally, Tarassov described delays associated with obtaining ventilation calculations for a surgical room in his building, stating that he was unable to proceed with pouring concrete in the basement until those calculations were completed. He contrasted this experience with what he viewed as greater flexibility afforded to city projects, including adjustments made during development of Millcreek Common and surrounding areas. Tarassov requested consideration of whether city requirements and processes are being applied consistently to small businesses and municipal projects.

Elyse Sullivan acknowledged the council had received an email from Craig Wasserstrom regarding Opus Green shade trees.

2. Business Matters

2.1 Discussion and Consideration of Ordinance 26-63, Amending Section 11.20.030 of the Millcreek Code of Ordinances Entitled “Regulation of Parking” to Authorize the City Engineer to Regulate Parking, Traffic Control Devices, and Parking Restrictions Within the City

Mike Winder reviewed a proposed code amendment expanding and clarifying the City Engineer’s authority to regulate on-street parking. Under the current code, the City Engineer, a role presently held by Public Works Director John Miller, may designate areas for restricted or prohibited parking and establish time limits primarily for safety purposes. The proposed amendment would broaden the criteria the City Engineer may consider to include traffic flow, economic development, community well-being, and other appropriate considerations when establishing parking restrictions or time limitations. It was noted that the amendment would bring Millcreek’s regulations more closely in line with those of similarly sized municipalities.

Council Member Uipi moved to approve item 2.1, Ordinance 26-63. 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. Reports

3.1 Mayor’s Report

See work meeting.

3.2 City Council Member Reports

See work meeting.

3.3 Staff Reports

There were none.

4. Consent Agenda

4.1 Approval of August 24, 2026 Work Meeting and Regular Meeting Minutes

Council Member Uipi moved to approve item 4.1. 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.

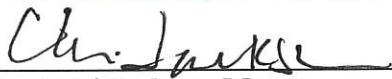
5. New Items for Subsequent Consideration

Council Member Uipi asked about a water conservation presentation from Salt Lake City Public Utilities. Rita Lund said she was still waiting to hear back from them.

6. Calendar of Upcoming Meetings

- Planning Commission Mtg., 9/16/26, 5:00 p.m.
- City Council Mtg. 9/28/26 7:00 p.m.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:21 p.m. 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.

APPROVED:  Date 9/28/26
Cheri Jackson, Mayor

Attest: 
Elyse Sullivan, City Recorder