



**Minutes of the
Millcreek Planning Commission
July 29, 2019
5:30 p.m.
Special Work Meeting**

The Planning Commission of Millcreek, Utah, met in a special public work meeting on Monday, July 29, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Commissioners

Fred Healey, Chair
Tom Stephens, Vice Chair (excused)
David Allen (excused)
Russ Booth
Scott Claerhout
Shawn LaMar
Mark Mumford
Victoria Reid (excused)
Skye Sieber

City Staff

Francis Lilly, Planning and Zoning Director
Mike Winder, Economic Development Director
Elyse Greiner, City Recorder
Blaine Gehring, Planner
Nicole Chidester, Asst. to Econ. Dev. Director

Attendees: John Janson, Rick Hansen, Kris Fidone, and Diane Wenzl.

REGULAR MEETING – 5:30 p.m.

TIME COMMENCED: 5:36 p.m.

Chair Healey called the meeting to order.

1. Discussion

1.1 City Center Overlay Zone

Francis Lilly said he wanted to go over the proposed ordinance with the Commission. Mike Winder said the City Center was within a community reinvestment area so as to capture tax increment to reinvest back in the area. He assured the Commission that the tax increment would not be used for developer subsidies, but for public infrastructure. The plan is to invest in a park, dubbed Mill Park. He handed out a potential timeline for the City Center from August-Summer 2020 and went through each item.

August: Fehr & Peers traffic study modification made

August: Bond for property acquisition issued

August/September: City Center Overlay Zone presented to Community Councils, Planning Commission & City Council for approval

August 2019 - September 2019: Mill Park Master Plan

August 2019 - April 2020: Property acquisition for proposed Mill Park

September: The Yard on 13th breaks ground (328 units, 13,000 sq. ft. of ground floor retail on Gunn Ave)

September: Fehr & Peers traffic study complete

September 2019 - March 2020: Mill Park architectural design

October: Mountair Streetscape plan completed

November: Highland Drive restriped

November: Cottonwood on Highland breaks ground (225 units, 15,000 sq. ft. of ground floor retail on Gunn Ave)

March 1, 2020: Mill Park right of way demolition begins

Spring 2020: Mountair Streetscape construction completed

Summer 2020: Mill Park utility relocation & construction

Lilly said Fehr & Peers was doing a traffic study on potential impacts from the City Center with desired streetscape changes. Winder highlighted the boundaries of the City Center on a map and said Phase 1 would be 3300 South to Woodland Avenue, then north of Woodland to the City boundary would be Phase 2. He said Millcreek closed on a \$20 million bond the prior week with a low interest rate. That bond is for the property acquisition, demolition, master planning, utility relocation, and construction of Phase 1 of Mill Park. Lilly said design architects will be selected through an RFP process. He said he will short-list three firms to have them give the City a concept up front and the City will see which they like best. Commissioner Mumford pointed out that the \$20 million bond was only for Phase 1. Winder said he was working to relocate businesses in the area and the purchase of properties would start in the next month. Commissioner LaMar asked about the condo occupancy in the area. Winder said the residents would be out by March 1. Lilly mentioned that Millcreek has a parks and recreation impact fee that will also generate money for the City Center. Winder said the timeline was aggressive, but Millcreek wants to go fast because the tax increment, which pays the bond debt payments, is limited to 20 years in the community reinvestment area. He said in the first two years, Millcreek has lower bond payments. The City can borrow from the West Millcreek Redevelopment Area to make the bond payments until tax increment in the City Center comes in. He said when the park goes in, it will boost development surrounding it. He said there is also a federal opportunity zone with development opportunity and tax benefits with 10-year window for the area. Winder said he wants to move the project along while the economy is good. Lilly said he had previous experience with this process in South Salt Lake City. He said the overlay zone provides specifics for developers to develop in the City Center.

John Janson then went over the draft ordinance with the Commission. He said the three districts of the City Center are Neighborhood District, Mill Center, and City Market Place. There are different requirements in the code for each district. He said there are application processing standards in the code and asked the Commission whether projects should be permitted or a conditional use. He said he had received input that the conditional use permit process usually produces a better product though the draft ordinance allows most uses as permitted. Winder said he was willing to have projects be a conditional use from an economic development standpoint. Janson suggested conditional uses for multifamily and mixed-use projects. The pros of having projects be a conditional use are that it provides additional oversight, triggers community engagement at the Community Council and Planning Commission, and could allow the Planning Commission to propose mitigations to a particular project based on detrimental effects identified in code. The cons are that it slows the approval process, and with a detailed code there may not be any additional detrimental

effects that could be mitigated so the Commission could be setting a public expectation that a project could be modified or denied. Lilly said some developers are willing to be flexible with changes to plans made in public meetings.

Janson said there was a table of bulk and yard regulations in the ordinance. He showed a depiction of a building with step backs to the Commission. He said there were height exceptions in the draft ordinance different than the regular ordinance and a definition of a story (height). Commissioner LaMar suggested using a specific height instead of stories to allow flexibility for the developer. Lilly suggested listing stories and a not to exceed height. He offered that the heights be between stories so as to be able to add building variation. Janson reviewed the building height map which depicted greater height in the City Center and less height closer to the neighborhoods. Lilly said there was a 30-foot elevation change from Richmond Street to Highland Drive, so that is why the height is loaded on the west side. Winder offered that additional height be allowed to the immediate south of 3300 South (Option B Map). He said the Economic Development Department was working to plan for a variety of uses there. Chair Healey said he would like to see the plan allow for greater development on the east side of the 3300 S. and Highland intersection. Winder said he could reconfigure the map to allow more height on both sides of the intersection.

Janson said in form-based codes, the place is described as much as possible. He showed depictions of the road cross sections for Highland Drive, Richmond Street, 3300 South, neighborhood Streets, one-way Mill Park Street, laneway for Mill Park Street, and woonerfs. Lilly said the City Center Master Plan describes what the streets should look like and this code creates enforceable standards for them. Commissioner Mumford suggested using different themes for the different streets. Janson said he would work with Public Works on what trees to put in. He showed a depiction of the corner plazas and setbacks. Lilly said the corner plaza and setback standards would help to preserve view corridors. Janson said the parking ordinance was slightly modified from the standard parking requirements in code. Commissioner LaMar expressed concern on three-bedroom units not having enough parking with the proposed 1.5 stalls per unit. Commissioner Booth said the parking may depend on the type of building. Chair Healey said the younger generations were limiting their car ownership and use. Elyse Greiner said she was part of a younger generation and she does not go places where there is not enough parking. Lilly said the plan differs from surrounding communities because it offers angled parking, which allows for more. He said the City would have to regulate how the on-street parking is used through a parking management plan. Commissioner Mumford said that where people are from that are using the City Center will dictate what they are accustomed to for parking. Winder said the City Center will be urban and there could be opportunity to build underground parking underneath the park. Lilly said the City should attract the right businesses to the City Center.

Janson said the proposed ordinance describes different building designs and building types. He showed depictions of what the buildings may look like. Winder said the mixed-use buildings would be broken up by requiring variation with certain building lengths. He also pointed out a requirement for awnings on Mill Street as refuge from the weather. Lilly said having plazas along the park will help the space feel larger. Commissioner LaMar asked about the 15% open space requirement. Janson said the open space would be public or common. Janson said developments could participate in shared open space or substitute the requirement by paying cash in-lieu of the open space.

Janson said the ordinance sets building design standards for street lighting, signs, sustainability elements for rooftops and charging stations, and overhead utility lines. Winder said there is currently a billboard at the entrance of Mill Park that would need to be relocated. He asked the Commission to be creative with billboards. Lilly said the City Council has not heard the new proposed billboard ordinance. He said there are 6 billboards in the City Center. Commissioner Claerhout suggested putting an electronic billboard on the side of a building. Winder brought up that the City would require developers to bury the utilities. Lilly said the intention is to harness the market forces into something of value. Janson asked about tax increment with the developments on Gunn Avenue. Winder did not know those figures off-hand. Lilly said the building permits would be expensive, about 2% of the project value.

Commissioner Booth asked about the uses for the park. Lilly said the uses would come up as part of the work from the consultants retained through the RFP process. Commissioner LaMar suggested the south end of the park be able to be blocked off from vehicle access to allow for festivals and the like in the park. He asked that the Commission be involved in the development approval process. Commissioner Claerhout asked about having two Commission meetings a month. Commissioner Booth offered that there was not enough city staff to support two meetings and it would get complicated with the community council meetings. Winder mentioned that the developments on Gunn Avenue had additional meetings to get public input rather than getting the input at additional Commission meetings. Janson asked the Commission about their preference for projects being a conditional use. Commissioner LaMar said they should be conditional. Winder asked about a component of projects being a minimum size. Janson said the City has to offer options for property owners to develop their property or there could be a legal issue. Lilly said the building height map highlights the minimum stories allowed in each area. The Commission briefly discussed drive-throughs and where they could be located. Commissioner LaMar offered that on poor air quality days, that drive-throughs be closed. Lilly said the minimum height requirements would restrict most drive-throughs. Lilly said he would like to leave the commercial businesses on the east side of Highland Drive alone and see what ripple effects the energy of the City Center produced.

Chair Healey requested a second work meeting on the overlay zone. The Commission decided on having a meeting Tuesday, September 10th at 5:15 p.m.

2. New Items for Subsequent Consideration

There were none.

3. Calendar of Upcoming Meetings

- East Mill Creek Community Council Mtg., 8/1/19, 6:30 p.m. at 2266 E. Evergreen Ave.
- Mt. Olympus Community Council Mtg., 8/6/19, 6:00 p.m. at 3450 E. Oakview Dr.
- Millcreek Community Council Mtg., 8/6/19, 6:30 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 8/7/19, 7:00 p.m. at 2375 E. 3300 S.
- City Council Mtg., 8/12/19, 5:00 p.m. at City Hall
- City Council Work Mtg., 8/19/19, 5:30 p.m. at City Hall
- Planning Commission Mtg., 8/21/19, 5:00 p.m. at City Hall

ADJOURNED: Commissioner Claerhout moved to adjourn the meeting at 7:35 p.m. Commissioner LaMar seconded. Chair Healey called for the vote. All Commissioners voted yes. The motion passed unanimously.

APPROVED: _____

Fred Healey, Chair

Date

Attest: _____

Elyse Greiner, City Recorder

