



3330S. 1300 E.
Millcreek, UT 84107
801-214-2700
millcreek.us

File No. GP-19-002

Staff Memorandum

Meeting Date: 18 September 2019
Applicant: Millcreek

Request: Amendment to Millcreek Together General Plan

Prepared By: Blaine Gehring, AICP

SYNOPSIS AND SCOPE OF DECISION

Millcreek Planning and Community Development is seeking your input on a request to amend the general plan. Staff has been requested by the Millcreek City Council to process and amendment to the Millcreek Together General plan in response to a neighborhood petition. The request is to change the area in the vicinity of 4000 S. and 700 W. designated as Neighborhood 2 in the Millcreek Together General Plan to a Neighborhood 1 designation.

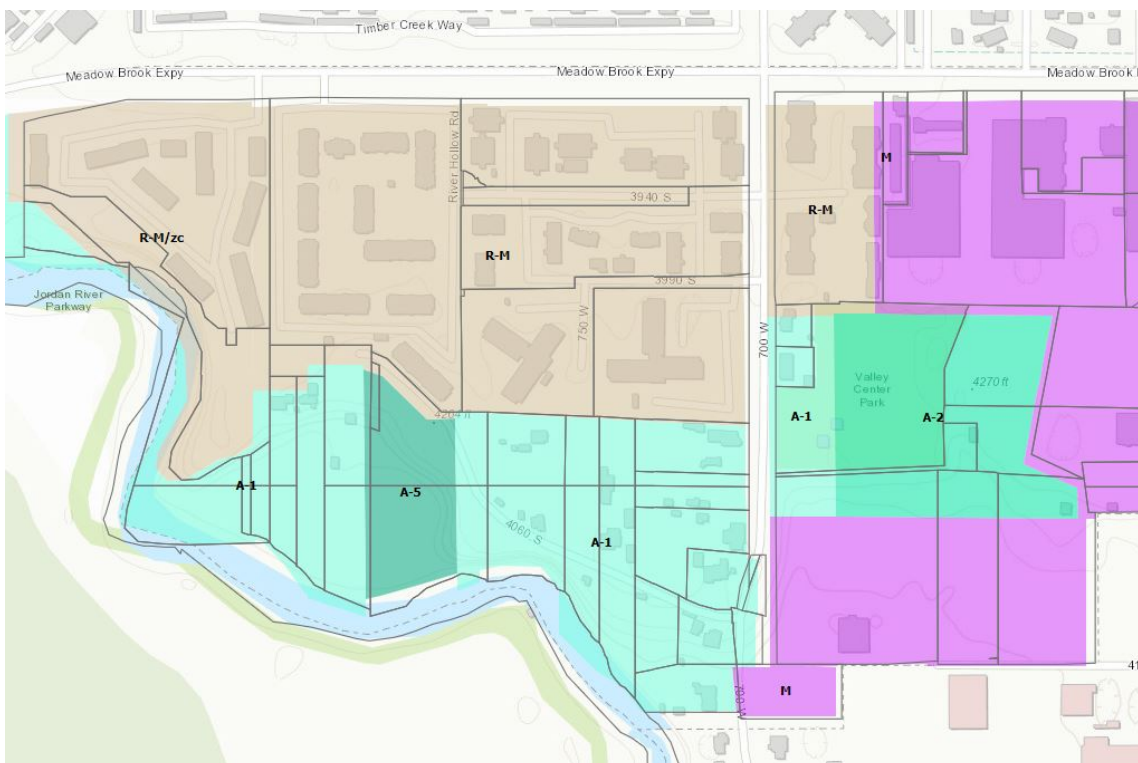
PROJECT INFORMATION

The subject area lies in the area that is one the few remaining historical agricultural areas left in Millcreek, many of which are slowly being sold off and rezoned for housing development. Millcreek has two agricultural zones still remaining and host a variety of agricultural uses that are no longer compatible with urban living.

Aerial Map



Zoning Map



The subject area is approximately one mile west from the Meadowbrook TRAX Station and is situated among other medium to high density housing just to the north and into South Salt Lake.

Due to the proximity of the TRAX station, the area has become a site for medium to high density housing which also contains some low-income housing. Basic planning concepts encourage a higher density of residential when in close proximity of public transit and parks.

GENERAL PLAN CONSIDERATIONS AND ANALYSIS

Millcreek's Future Land Use Map indicates the area to be designated as "Neighborhood 2" to accommodate a mix of different higher density housing types. Such density would allow for a range of 6-35 units per acre with heights up to 2 to 3 stories. One of the goals of the Millcreek Together General Plan is to increase the amount of affordable housing in the city. During the overall genal plan process, it was felt that this was a good area where medium density housing could be developed at a more affordable price range. The area was designated Neighborhood 2 because of its adjacency to existing multiple family housing, a large public park and next to industrial zoning.

A recent proposal to develop townhomes or senior condominiums in the area has met with great opposition by the neighborhood resulting in the citizens petition.

This is the specific area being requested for the change in the land use designation to Neighborhood 1.



The difference in a Neighborhood 2 versus a Neighborhood 1 designation is as follows:

CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
NEIGHBORHOODS			
NEIGHBORHOOD 1	Primary: Single-family detached homes. Secondary: Parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses.	Typically 1 – 6 dwelling units per acre.	- Includes neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes. - A well-defined pattern of blocks and direct pedestrian and bicycle connections provide residents with direct access to nearby services and amenities.
NEIGHBORHOOD 2	Primary: Single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings. Secondary: Small scale retail, office, restaurants/ cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship. Secondary uses should be along major corridors.	Typically 6 – 18 dwelling units per acre. Building heights range from 2 – 3 stories.	- Provides residents with a mix of housing options and densities within close proximity to services and amenities. - May serve as a transition between single-family neighborhoods and higher density corridors or centers.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on the proposed general plan amendment. The council is encouraged to make a recommendation concerning the application to the city planning commission.