



**Minutes of the
Millcreek Planning Commission
September 10, 2019
5:15 p.m.
Special Work Meeting**

The Planning Commission of Millcreek, Utah, met in a special public work meeting on Tuesday, September 10, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Commissioners

Fred Healey, Chair
Tom Stephens, Vice Chair
David Allen (not in attendance)
Russ Booth
Scott Claerhout
Shawn LaMar (excused)
Mark Mumford (not in attendance)
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
Rita Lund, Communications Director

Attendees: Council Member Marchant, John Janson, and Marv Poulson.

REGULAR MEETING – 5:15 p.m.

TIME COMMENCED: 5:15 p.m.

Chair Healey called the meeting to order.

1. Discussion

1.1 City Center Overlay Zone

Francis Lilly gave the Commission an update on the community engagement for the city center overlay zone. Staff took the overlay zone to the community councils last week and three of the four requested more time to review the ordinance proposal. He suggested hearing the item at the Planning Commission meeting the next week but recommended a continuance of the item until the community councils could provide their recommendations. The Mt. Olympus Community Council liked the plan and recommended that buildings that are in excess of 40 feet that are on the north side of 3300 South on the corners of Highland Drive and 1300 East have no more than 25% be housing. They want those corners to have more commercial use. He said on Highland Drive there is a federally designated opportunity zone that allows money to be reinvested in the site in a tax deferred manner which has advantages for certain investors. Mike Winder said the proposed 25% restriction made sense from an economic development standpoint.

Lilly said the height sensitivity map in the city center master plan shows color-coded heights from 1-6 stories. He highlighted the map for the Commission. The idea is that 6+ story buildings could be tolerated along the proposed open space and along 3300 S. and 1300 E. That map did not tie to existing parcels, specify height in feet, or take account of the projects being built on Gunn Avenue. Lilly said staff entered into an agreement for the Mountair streetscape redevelopment. That property was purchased from the developers on Gunn Avenue. He showed the Commission an updated proposed height sensitivity map with changes to the height translated to feet (12-74') instead of stories, tied to existing parcels boundaries, and accommodating approved developments. Lilly said that the Millcreek Community Council recommended that a lower height be allowed to the south of the city center open space to allow for a view, and the proposed map reflected that, too. He pointed out that greater height could be tolerated geographically down the slope towards 1300 E. and there would be a height transition to the west from Highland Drive. He said Mountair residents are 215 feet away from the possibility of a 50-foot tall building across the street on Highland Drive. He then highlighted a map that showed the existing parcels under the newly proposed color-coded height transitions from the comments provided at the Commission's last work meeting. The map showed greater height allowances on the south side of 3300 South. Winder pointed out that Salt Lake City could put in greater building height on their property (west side of 1300 E.) next to what Millcreek is doing. He suggested allowing more height on the north west end of the city center along 3300 South. John Janson pointed out there would also be landscaping and stepbacks on buildings on Highland Drive so it should not impact the Mountair residents.

Lilly asked the Commission to consider things about the city center in comparison to Sugar House. He said the community had voiced their opinions through the General Plan and City Center Master Plan engagement and through other means for years that they want good open space, affordable housing, improvements to utilities, less density, fixing roads like Highland Drive, increasing the walkability of Highland Drive and Richmond Street (1300 E.), storm drainage, and undergrounding powerlines. Millcreek could facilitate these changes by creating a community reinvestment area that will allow tax increment to be reinvested into the neighborhood for public projects. To get that tax increment, the City needs to create conditions that enhance the viability and developability of parcels. That is why staff is making the case for greater height, because it increases the potential increment over the 20-year life of the community reinvestment area which gives the City additional funds to give the community the things that it wants. The community reinvestment area must set aside 20% of the increment for affordable housing throughout the City. Winder said if there was ever a situation that a project contemplated more than 6 stories, the Planning Commission would review it. He went through a memo that he previously emailed to the Commission regarding height, the city center open space bond, and the tax base. He said the County Geologist said having the open space be within close proximity to the fault line was low risk compared to the rest of the valley.

Francis Lilly showed the Commission pictures of buildings from Sugar House that were examples of setbacks, heights, and lengths. John Janson pointed out that stepbacks are required on Richmond St., Highland Dr., and around the open space. Lilly showed good and bad examples of windows and asked the Commission for their opinion. Commissioner Stephens requested larger sidewalks. Janson requested good materials, windows, and greater indentations in the buildings. Commissioner Stephens mentioned that more stepbacks

provided better view corridors. Winder mentioned that Gunn Avenue would be renamed to Villa Vista Avenue. He then mentioned that a particular piece of property would like to redevelop with a mixed use if they are granted greater height. Lilly mentioned that all mixed use and multifamily developments would be a conditional use in the zone. Chair Healey asked about the Mt. Olympus Community Council recommendation of 25% housing restriction because he would like to see more offices. Lilly said the intent is to not have a residential village. Chair Healey asked about the Highland Drive transition from a 4-lane to a 3-lane road. Lilly said the businesses on Highland Drive preferred the 3-lane road and want cars to slow down, so they are drawn to the businesses. The traffic study for the city center will be done in the next few weeks. Staff has talked to the Utah Department of Transportation (UDOT) about doing a raised median on 3300 S. between 1300 E. and Highland Drive. Lilly said he thought the traffic study would offer signal optimization on the cross streets.

Chair Healey asked about Millcreek's attempt at acquiring the Brickyard Plaza. Lilly said the Council made a good faith commitment not to bring the Brickyard up in negotiations. Winder said no council can bind a future council. Lilly said a property owner in Brickyard Plaza expressed interest in annexing into Millcreek. He said he did not entertain the discussion, but the conversation let him know what the property owners there might be thinking. Lilly felt that more rooftops would support the commercial in the city center, but he did not want to put in rooftops who would then shop in Brickyard. Council Member Marchant said he toured Sugar House and Holladay and said that Holladay officials said they did not have enough rooftops to support the commercial that got built in their city center. He said the city center needed a good balance between commercial and residential. Commissioner Stephens said he wanted staff to fine tune architectural standards because the Planning Commission would not see permitted uses. Chair Healey offered that the greatest height allowance should be 76 feet instead of 74. Blaine Gehring said he has worked in other cities where there have been site plan review committees to enforce the building standards. Lilly said that topic had come up and he would consider it.

Lilly said the next ordinance revision would be done after the Planning Commission meeting on September 18th. Chair Healey suggested looking at Farmington Station as a model because it attracts shoppers. Commissioner Stephens brought up arcades versus awnings along the open space and said that what gets developed should be consistent with specific dimension and column requirements. Chair Healey said he would like the intersection corner buildings to not have residential in them. Chair Healey recommended changing the 2-inch caliper tree requirement to 3 or 4 inches. Commissioner Stephens suggested not using a color-coded height sensitivity map, to instead use patterns for designations. Winder requested having an exception mechanism in code for the City to be able to approve an amazing project that differed from the default of the code. Lilly said that State code says that land use ordinances have to be interpreted through plain language which eliminates the use of administrative discretion in interpreting the code. Lilly said the code would need to be changed through the appropriate process should an exception need to be made. Commissioner Stephens recommended not allowing commercial recreation in the city center until the commercial recreation definition in code is amended. Commissioner Sieber asked about the color of street lighting. Lilly said he could add a provision prohibiting white lights. Commissioner Sieber asked for an updated map to include the federal opportunity zone. A side conversation took place about opportunity zones. Winder asked if the Tuxedo Junction

area (west end of the city center on the north side of 3300 South) could be granted greater height because it is surrounded by Brickyard Plaza in Salt Lake City. Chair Healey offered making that area mixed use and allowing the greatest height on the north and south side of 3300 South on the west end of the city center. Commissioner Booth preferred keeping that area commercial. Lilly offered allowing a 40-foot building there, but if it is taller, only 25% could be residential. Winder concurred with Lilly's suggestion. Lilly said John Janson would walk through the proposed ordinance at the Commission's meeting the following week for the public hearing.

2. New Items for Subsequent Consideration

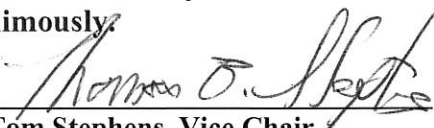
There were none.

3. Calendar of Upcoming Meetings

- Planning Commission Mtg., 9/18/19, 5:00 p.m. at City Hall
- City Council Mtg., 9/23/19, 5:00 p.m. at City Hall
- Mt. Olympus Community Council Mtg., 10/1/19, 6:00 p.m. at 3450 E. Oakview Dr.
- Millcreek Community Council Mtg., 10/1/19, 6:30 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 10/2/19, 7:00 p.m. at 2375 E. 3300 S.
- East Mill Creek Community Council Mtg., 10/3/19, 6:30 p.m. at 2266 E. Evergreen Ave.
- City Council Mtg., 10/14/19, 5:00 p.m. at City Hall
- Planning Commission Mtg., 10/16/19, 5:00 p.m. at City Hall

ADJOURNED: Commissioner Stephens moved to adjourn the meeting at 7:06 p.m. Commissioner Claerhout seconded. Chair Healey called for the vote. All Commissioners voted yes. The motion passed unanimously.

APPROVED:


Tom Stephens, Vice Chair

Date

10/16/19

Attest:


Elyse Greiner, City Recorder