



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: November 5, 2019

RE: Conditional Use Permit for 38 Multi-family Units in R-M Zone
at 4120 South Highland Drive
Applicant: Paul Gardner

File No.: CU-19-011

Request

Millcreek City Planning and Community Development is seeking your input on a request by Paul Gardner for a Conditional Use Permit approval for a 38-unit townhome/condominium development in an R-M zone at 4120 South Highland Drive. Pursuant to Chapter 19.60.020 of the Millcreek Code, the R-M zone allows a multi-family development as a conditional use. With the conditional use permit approval of the Millcreek City Planning Commission, a townhome/condominium development will be allowed at this location for the development of 11 townhomes and 27 condominium units. The Planning Commission will discuss this matter at their meeting on **Wednesday, November 20, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

The property is currently The Old Meeting House reception center operated by the applicant. Adjacent uses include commercial and office uses to the north and east with single family homes to the south and west. The applicant would like to demolish the old chapel due to structural and liability concerns. (See attached Reason to Demolish letter)

The 11 townhomes will be 3-bedroom 2-story units and the condominiums 2-bedroom units on three levels with podium parking underneath all of the units meeting all required parking including guest spaces. (See attached breakdown) The townhomes will be 30 feet high in compliance with the 100-foot setback from R-1 zoning and the condominiums will be 40 feet high. An additional 5 feet will be allowed for use of solar panels with a capacity exceeding 50% of the power demand.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council input on the proposed conditional use permit. Specifically, if the proposal is an appropriate addition to the existing area and the council is encouraged to make recommendations concerning the application to the city planning commission.

Millcreek City Planning and Community Development

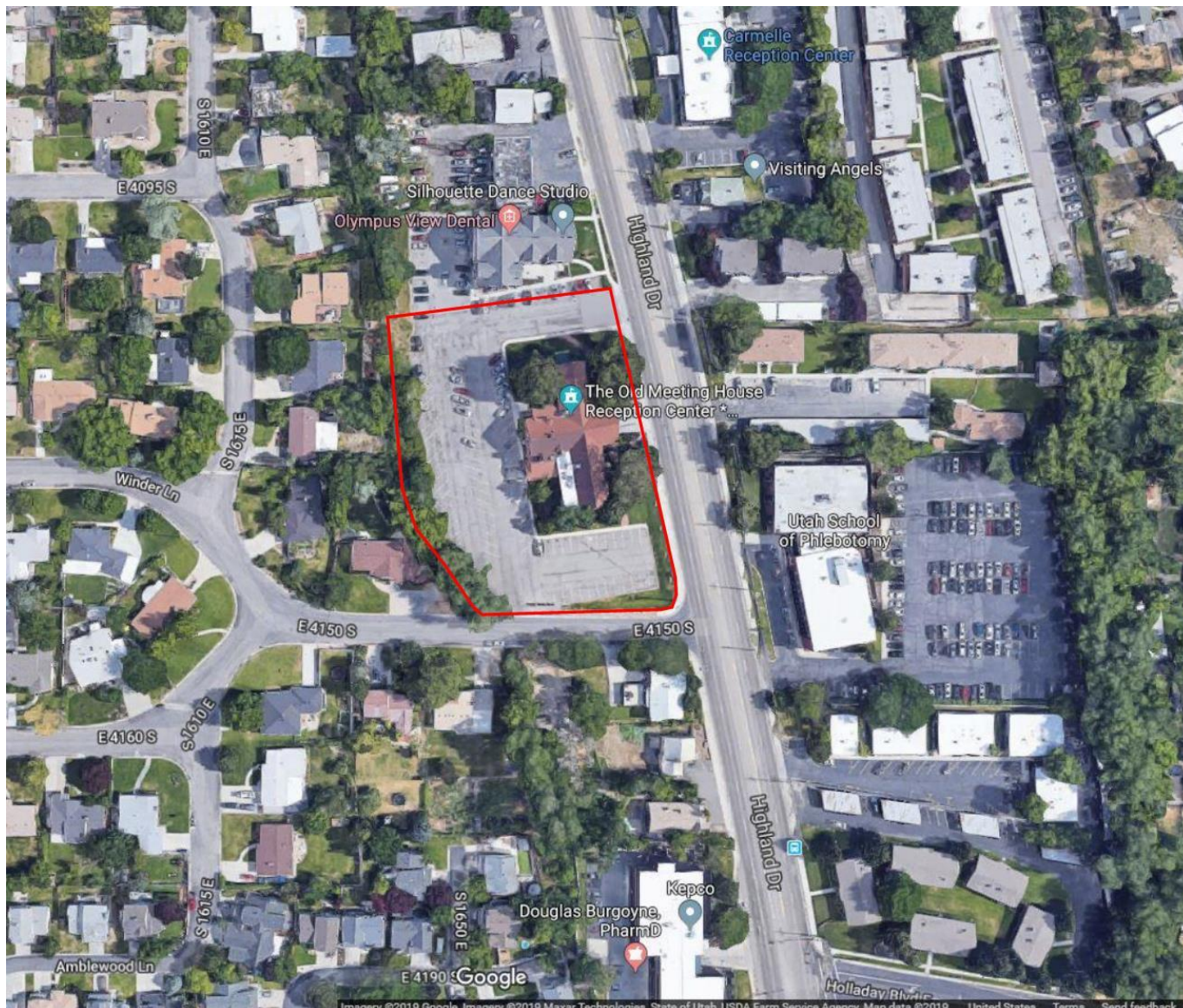
3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Aerial Map





Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Vicinity Zoning

The parcel is adjacent to C-2 (Commercial Zone) to the north and commercial in Holladay City to the east with R-1-8 (Single Family) and R-M (Multi-family Residential) to the west and south.





Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Site Plan





Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Elevations

Northwest





Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Southeast



Attachments

Application and affidavit

Project explanation

Reason for Demolition letter

Parking Summary

**Planning Services**

3330 South 1300 East • Millcreek, Utah 84106

Phone: (801) 214-2750

Millcreek.us**File #**

Land Use & Development Application

Zone: R-M Community Council: _____ Planner: _____

Parent File #: _____ Date: _____

Property Address: 4120 S Highland Dr Parcel #: 22041300080000Name of Project The Meeting House Property Acreage: 1.79

Please describe your request:

Multifamily Residential - 38 Condos + underground parking**New Development:**

- ☒ Conditional Use
☐ Permitted Use
☐ Subdivision # lots: _____
☐ PUD #lots: _____

Modify an Existing Development:

- ☐ Change Conditions of Approval
☐ Change the Site Plan
☐ Condo Conversion
☐ Lot Consolidation
☐ Lot Line Adjustment
☐ Mobile Store
☐ Signs
☐ Billboards

Other:

- ☐ Exception Request
☐ General Plan Amendment
☐ GRAMA (Records Request)
☐ Land Use Hearing
☐ Non-Conforming
☐ RCOZ Appeal (Option C)
☐ Research Request
☐ Re-zone
☐ Right-of-Way Improvement Permit
☐ Vacate a Street

Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____
(or provide driving directions to property):

APPLICANT'S NAME:First: Tod Last: Gardner Initial: _____Address: _____ City: Salt Lake City State: Ut Zip: _____Phone: 801 971 0116 Cell: _____ Email: toddavisgardner@gmail.com**Property Owner(s):**First: Tod Last: Gardner Initial: _____Address: _____ City: Salt Lake City State: Ut Zip: _____Phone: 801 971 0116 Cell: _____ Email: toddavisgardner@gmail.com**Professional(s):** ☐ Engineer ☐ Architect ☒ OtherCompany: Think AEC Contact: Jacob ShirleyAddress: 5151 S 900 E, Suite 200 City: Salt Lake City State: Ut Zip: 84117Phone: 801 269 0055 x 262 Cell: _____ Email: jeshirley@thinkaec.com**NOTE: all correspondence will be sent to the applicant's address:*

To facilitate the land use notice and review process, the undersigned hereby authorize the City to reproduce this application and all documents attached to the application for staff, officials, and the interested public:

Applicant's Signature: _____ Date: _____

**Planning Services**

3330 South 1300 East, Millcreek, Utah 84106

Phone: (801) 214-2750

Millcreek.us

File #

AFFIDAVIT - Property Owner

STATE OF UTAH }
 } ss
COUNTY OF SALT LAKE }

I (we) E. Paul Gardner being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

4120 Highland Dr

My (our) signature below attests that I (we) have reviewed the proposal by _____

requesting review and approval of _____

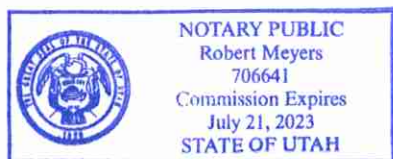
and that I (we) consent to the statements and information provided in the attached plans and exhibits

and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner E. Paul Gardner

Property Owner _____

Subscribed and sworn to me this 19TH day of AUGUST, 2019.



Notary: _____

Residing in Salt Lake County, Utah

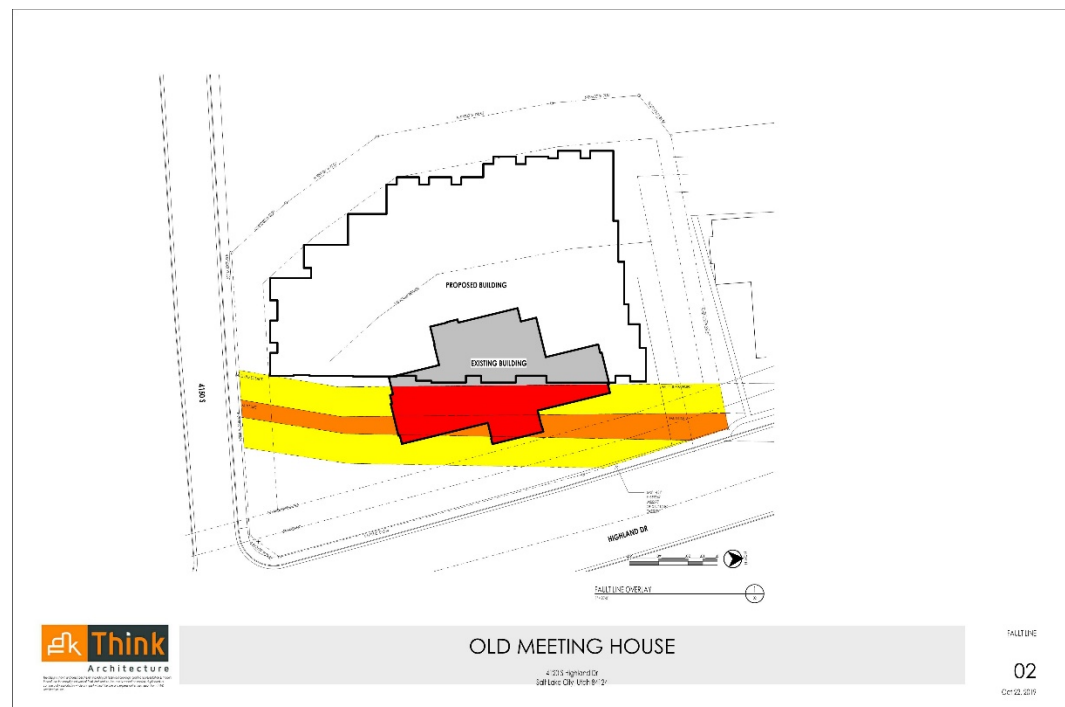
Oct 22, 2019

Demolition of The Old Meeting House in Millcreek Utah

The property known as The Old Meeting House (O.M.H), located on 4120 Highland Dr in Salt Lake City, has come to the end of its useable life and the owner would like to demolish the existing structure for the following reasons.

The structure is a hazard to public safety

The structure is currently built on a fault line and is roughly a century in age. When it was built, building codes and building methods were nowhere near as safe as they are today. Combine that with the aging process over the last century, this building is a liability for the property owner. If an earthquake were to occur, the possibility of a loss of life is much higher than it would be if the building was rebuilt outside of the fault line with today's more stringent building codes.



The building has outlived its economic use

The building is currently being used as an event venue. The owner has stated that he is finding it difficult to compete with the roughly two dozen other event venues in the northeastern side of the Salt Lake Valley. The facilities in the O.M.H are very dated, pungent and unattractive to potential customers when they compare O.M.H to their competitors. Updating these facilities to a competitive standard will require an extraordinary expensive investment, resulting in a financial deficit for the owner.

Any other potential uses of the building are limited

The building was originally used as an LDS ward for Sunday services. The ward eventually outgrew the building and the LDS church chose to move its services to another building. No religion organization has since shown interest in using the building for services.

The city of Millcreek considered using the building as a town hall. However, the city deemed the structure unfit due to the high cost of updating the building to current building codes.

As stated on Millcreek City's official Facebook page:

"Any change of use would require a significant retrofit to the building to bring it up to code, and retrofitting an old unreinforced masonry building to withstand the shaking and shear due to being on the fault would be extraordinarily expensive, and would be likely impossible without significant grant funding or public investment."

No party has provided any real offers to provide the means to save the existing structure

No historical preservation organization, or other organization, has offered the financial means to purchase the property and invest in the retrofit upgrades. It is not in the capacity or interest of the property owner to finance historical preservation himself.

It is within the owner's right as set by Millcreek's established city ordinances

Demolition of the O.M.H is not prohibited by the zoning ordinances as written, voted on, and amended by Millcreek staff and elected officials.

Old Meeting House - Parking Requirements

Unit Type	Count	Required Stalls	Total Stalls
Townhome (3 Bedrooms)	11	2.5	27.5
Condo A (1 Bedroom)	21	1.5	31.5
Condo B (2 Bedrooms)	6	2	12
Guest	38	0.033	13
Total			84

Allowed Reduction .05 Bilke Storage & Tune-up Station	-4
--	----

Total Required	80
-----------------------	-----------

Stalls Provided	
Covered	69
Open	19

Total	88
--------------	-----------