



**Minutes of the  
Millcreek Planning Commission  
December 18, 2019  
5:00 p.m.  
Regular Meeting**

The Planning Commission of Millcreek, Utah, met in a regular public meeting on Wednesday, December 18, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

**PRESENT:**

**Commissioners**

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

**City Staff**

Francis Lilly, Planning and Zoning Director  
John Brems, City Attorney  
Elyse Greiner, City Recorder  
Blaine Gehring, Planner  
Robert May, Planner  
Erin O'Kelley, Planner

**Attendees:** Mayor Jeff Silvestrini, Allen Sowards, Tony Tippetts, Rick Hansen, Robert Behrens, Terry Waseschz, Peggy Lowe, Jane Dudley, Douglas Kihm, Julie Sorensen, Carolyn Probst, Earl Shepherd, Anna Clare Shepherd, Peter Tolman, Maryalys Poulson, Steve Poulson, Sherri Wittwer, Diane Wenzl, William Low, Deanne Barney, Nancy Carlson-Gotts, and Rick Coyle.

**REGULAR MEETING – 5:00 p.m.**

**TIME COMMENCED: 5:02 p.m.**

Vice Chair Stephens called the meeting to order and excused Chair Healey from the meeting. He then read a statement explaining the duties of the Planning Commission.

**1. Public Hearings**

**1.1 Consideration of ZM-19-012, Rezone from R-1-8 to R-2-6.5 for the Purposes of Establishing a Planned Unit Development Consisting of 16 Dwellings Location: 1315 East Magda Lane Applicant: Raed Salem Planner: Blaine Gehring**

Blaine Gehring said Salem Holdings was requesting the rezoning of properties located at 1315 Magda Lane from R-1-8 to R-2-6.5 to facilitate the development of a twin-home PUD on the property. The subject properties total 1.26 acres with a single-family home and three duplexes on them. They are adjacent to R-1-8, R-1-10, and R-2-8 zoning with access off of 1300 East. The applicant would like to demolish the existing single-family home, renovate the existing duplexes, and build four new twin homes and a new single-family home in a PUD. The existing duplexes are legally non-conforming, but to create the PUD with new twin homes the R-2-6.5 zone would be required. At their meeting on December 3, 2019, the

Millcreek Community Council unanimously recommended approval of the proposed rezone with a development agreement. Staff recommended the Planning Commission continue the application in order to gather more information for a development agreement. Gehring said the density allowed by the zone would only be 15 units. Vice Chair Stephens asked what additional information would be needed for the development agreement. Gehring said the bedroom count in relation to parking, and a plan regarding the existing trees along the east side of the property.

Allen Sowards, Millcreek Community Council, said Gehring expressed the concerns of the community council, particularly privacy, trees, and parking, and that the development agreement should acknowledge those concerns.

*Vice Chair Stephens opened the public hearing.*

Douglas Kihm, 1330 E. Hansen Hollow Place, asked about the architectural layout of the proposal. He said removing all the existing structures was a good thing and he had no problem with new structures as proposed but not a new structure with the existing buildings. He said the property was currently dilapidated and a hazard to his property. Vice Chair Stephens directed him to the staff report online for information about the layout.

*Vice Chair Stephens closed the public hearing.*

Vice Chair Stephens pointed out a lack of a front yard in the proposal. Gehring said the existing duplexes would be renovated and upgraded and the existing single-family home would be demolished and rebuilt. He said the project would also be a PUD which would create ownership and therefore add more value and security to the property than what currently existed. Commissioner Reid said the proposed rendering was very different from what was currently there and wondered if the site would have a consistent look. Gehring said staff was seeking input and additional information from the applicant about that. Commissioner Allen echoed the concern for cohesion and questioned the future of the existing trees. Vice Chair Stephens said the duplexes seemed to be beyond the scope of renovation. Commissioner LaMar asked about the unit count. Gehring said there would be 15 units in the entire project, not 16 as the agenda indicated. Commissioner LaMar asked about rezoning the property to the R-2-8 Zone instead. Gehring said staff went with what the applicant proposed. He pointed out that the applicant was purchasing additional property to meet the setback on the southwest duplex. Commissioner LaMar asked about the project being overparked. Gehring said that was another reason why staff wanted a bedroom count instead of a unit count. Francis Lilly said there would be an exhibit in the development agreement that included the building materials.

**Commissioner LaMar, regarding ZM-19-012, moved to continue the application to a future meeting in 2020. Commissioner Allen seconded. Vice Chair Stephens called for the vote. All Commissioners voted yes. The motion passed unanimously.**

**1.2 Consideration of ZM-19-018, Rezone from R-1-10 to R-1-6 to Facilitate a Flag lot Location: 967 E Garden Drive Applicant: Peter Tolman Planner: Erin O’Kelley**

Erin O’Kelley said the applicant would like to demolish the existing house on the property and do a two-lot subdivision for two new single-family homes. In order to qualify for a flag

lot subdivision under the Millcreek code, the applicant must apply for the subdivision under the R-1-6 Zone to meet setback and area requirements. The existing lot is located on an interior local neighborhood street surrounded by single-family housing. The lot currently does not have any public improvements along the street. The existing road width is approximately 26 feet wide. The existing house was built in 1949 with a remodel in 1996. There are a lot of mature trees on the property in the back yard. Both driveways on the property are dirt. Property is currently zoned R-1-10 on an interior neighborhood street. Other properties along the street have various zoning designations such as R-1-5, R-4-8.5, and R-2-10.

O'Kelley said the subject property was designated as Neighborhood 1 in the General Plan. This designation is specifically for single-family neighborhoods with a density recommendation of 1-6 dwellings per acre. The existing single-family house on a 20,908 square foot lot is a density ratio of 2 units per acre. The rezone to R-1-6 would create a density ratio of 4 units per acre. Staff recommended a finding that the proposal was compatible with the Millcreek General Plan and future land use map under the following considerations: the proposal would be catered to single-family development, would not exceed the maximum density ratio allowed in Neighborhood 1 (6 units per acre), would be located near amenities, supported the redevelopment of an underperforming property, encouraged additional invest in the neighborhood, and stayed within the existing mass, scale, and height of the immediate neighborhood.

O'Kelley said the applicant held their own neighborhood meeting and general comments received were about privacy and increase in density concerns, an emphasis on home ownership, parking, new development would be better than remodeling the existing structures, and the project should demonstrate investment in the long term vitality of the neighborhood. Staff had received concerns that day about a flag lot changing the neighborhood, viability concerns of the new lots, and a general lack of support for a rezone.

O'Kelley said the development agreement for the rezone should address the following:

1. Demolition of the existing house must take place within one year of rezone approval.
2. Enhanced landscaping is required to reduce impact of additional unit of the property and to promote privacy between properties. Enhanced landscaping must have a minimum of:
  - Minimum of 5 trees on each lot are required to create screening and promote privacy. More trees may be added if privacy is not adequate.
  - Trees used for privacy must be a columnar style.
  - For each lot, ground landscaping may be up of 50% grass and 50% water efficient landscaping. May be done in the form of xeriscaping.
  - For each lot, two different types of ornamental grasses must be used.
3. Fencing is required along the entire perimeter of both properties except in the front yard of the base lot and 20 feet along the driveway to the flag lot beginning the Garden Dr. To promote privacy fencing must be opaque, and a minimum of 7 feet tall. All fences on property must still meet all other applicable zoning codes.
4. No exterior lighting shall be installed that projects onto neighboring lots. All exterior lighting must be directed downward.
5. All materials for both houses must be good quality. A maximum of 50% stucco is allowed on each exterior wall. On the base lot the wall facing Garden Dr. is restricted to 25% stucco.
6. The flag lot is restricted to a building footprint of 2,000 square feet.
7. To be compatible with recent development in the neighborhood, houses on each lot are restricted to one story with a pitched roof.

O'Kelley said staff was concerned about rezoning the property to increase density and the compatibility of a flag lot configuration in the neighborhood though the density would be compatible with some of the nearby lots if the applicant subdivided the property. Vice Chair Stephens asked if the property was rezoned to R-1-6 if it would qualify to be subdivided under the flag lot policy. O'Kelley said it would meet the general adopted flag lot policy. Staff recommended a continuance of the application to address concerns raised.

Commissioner LaMar asked if R-1-6 was the only zone that would accommodate a flag lot. O'Kelley said the proposal would meet the minimum requirements for that zone. Commissioner Reid asked about the large tree in the middle of the property being preserved. O'Kelley said it could possibly be preserved though she had not seen an official land survey, so she was not sure where that tree was located. Vice Chair Stephens asked about the building stories. O'Kelley said four homes in the area had been recently remodeled and they were one story with a tall pitched roof. She proposed that a single story would be compatible. Commissioner Reid asked if the existing house to be demolished was two stories. O'Kelley said yes.

Applicant – Peter Tolman, 2564 E. Oakwood Circle, said he was a teacher and not a builder, so he did not want to make promises to the Community Council that he did not know for certain. He said he purchased the home to remodel it. He offered the three options to the neighbors for redevelopment; 1) remodel the existing home, 2) build two brand new homes, and 3) build a duplex. The neighborhood was opposed to the duplex, so they removed that option. He said the remodel would take a lot of work, but it could be done. He showed the Commission house renderings that fit the square footage allowed and the look of the neighborhood, but they would not necessarily be what was built. He shared statistics on Garden Drive zoning. There were 12 lots under 10,000 square feet, 7 non-compliant R-1-10s, a variety of zones (R-1-10, R-2-10, R-1-5, R-4-8.5, C-2, and R-M), and the average lot size was 11,300 square feet. He said the neighbors expressed an overall favor to the rezone, but some expressed the following concerns: backyard privacy, further subdividing in the future, neighborhood compatibility, parking, public safety access, quality of building, size and style of homes, and higher density. He went over remedies and solutions to those concerns. Some solutions were a privacy fence, barrier landscaping, and home placement to protect privacy. He said the R-1-6 would not allow the property to be subdivided more than what they were proposing due to the setbacks. There would be double car garages and a 20-foot wide driveway for parking, and no more than 300 feet from the street to the back of the house to meet the public safety standard. He proposed that the new homes would not be taller than the neighboring (Soward's) home and suggested a 6-foot fence on the entire property line. He said the homes would be craftsman, ranch or industrial/modern in style, would be held to a 2,000 square foot building footprint on a flag lot, and quality building materials would be used. Tolman said he was okay with O'Kelley's proposed development agreement conditions. He said the Community Council favored the project because of aesthetics, invested neighbors, safety, and neighborhood improvement. He stated a comment had been received at the Community Council meeting by a neighbor that the applicant should put a flag lot in his own neighborhood instead of hers. Tolman said flag lots were in his personal neighborhood and he liked them.

Vice Chair Stephens said when properties were rezoned when the County did the planning (for Millcreek township), a lot of promises were not kept. He said since Millcreek

incorporated, development agreements have been required with rezones to get the protection of the developer's promises.

*Vice Chair Stephens opened the public hearing.*

Allen Sowards, 4315 S. Garden Drive, said a flag lot would be an awkward fit on an awkward lot in the neighborhood. He contested that within 600 feet of the subject property, that the average lot was 1/3 of an acre with single family residences. The home configurations on the proposed lots would not fit well. He said several neighbors who previously expressed favor for the project were now not in favor of the project. He said the existing home was not salvageable as it was and was marketed as land for sale instead of as a dwelling. There had been a lot of recent investment on the street without the need for subdivisions. He said since the investment of the subject property did not pan out, the neighborhood should not have to deal with a flag lot for the developer's benefit. He said the neighborhood was asking for a denial of the rezone.

*Vice Chair Stephens closed the public hearing.*

Commissioner Allen said if the Commission was in favor of the rezone, they should continue the item so it could go back to the Community Council. He commended the applicant for the community outreach but said he was not in favor of flag lots. He felt if one lot was rezoned, the whole neighborhood should be. He said the existing neighbors relied on the existing zoning of the property when they purchased their lots. Commissioner Booth said the neighborhood was defined and the home styles would not change, so the new homes should fit in. Commissioner LaMar said the flag lot would improve the quality of the neighborhood because the existing home was in bad repair and the proposal met the square footage requirements. The lot has an odd shape and a lot of unused land. He did not like the idea of the rezone but was not opposed to it because it would accommodate two 10,000 square foot lots like the rest of the neighborhood. Commissioner Sieber said she was in favor of letting the applicant present more information to the Community Council and have more discussions with the neighbors. Commissioner Reid said it would be good for the applicant to have an opportunity to have more conversations about solutions. Commissioner Claerhout said he did not like spot zoning but would like more information about the specifics of the project. Vice Chair Stephens said the reason to continue the application would be for planning staff to get more information on the project. O'Kelley asked the Commission if the development agreement conditions needed to be modified. Commissioner Sieber asked about street public improvements being added to the agreement. O'Kelley said improvements would be required with a subdivision per code.

**Commissioner Allen moved to continue the application to a time uncertain, soon, subject to staff discretion, so the community council can have additional time to obtain more information and can provide a strong recommendation to the Planning Commission. Commissioner Sieber seconded. Vice Chair Stephens called for the vote. All Commissioners voted yes. The motion passed unanimously.**

**1.3 Consideration of SD-19-014, Preliminary Plat Approval for a Single-Family Residential Subdivision Consisting of 5 Lots Location: 3675 South Craig Circle  
Applicant: Tony Tippetts Planner: Robert May**

Robert May said the 5-lot subdivision proposal was coined as the Millcreek Gully. He said there was an existing home on the lot. He showed the Commission maps of where the proposal would be and said the surrounding area was primarily single family residential in the R-1-8 Zone. He showed the Commission pictures of the property from different directions that showed standing water and slopes and said there was a spring 500 feet east of Mountain View Road called Smart Hollow Springs that has two water rights claimed for irrigation. The current owner has dammed the spring for the excess water. May said the property had nearly two acres and over 30,000 square feet of it would be slated for a storm drain and irrigation easement and about 14,000 square feet would be dedicated as a public road. He showed the Commission an image of the City's 50-foot local road right-of-way standard and a plan of the buildable area of each proposed lot. The buildable area would be subject to the Residential Compatibility Overlay Zone (RCOZ) standards. RCOZ standards at a minimum would reduce building height to a maximum of 28 feet from natural grade, reduce the maximum lot coverage of all buildings and structures to a maximum of 33%, reduce the massing and scale of buildings, and require side yard setbacks to be at least 25% of the lot width with no side setback less than 8 feet. May said the average of the neighboring lots width was 80-90 feet wide. The zoning ordinance provided for minimums and there were factors for surrounding character compatibility. May read from Millcreek Code 1.20.040 Lots; *The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.* Staff found that the following concerns affected the character of the surrounding development and advised the Planning Commission to consider these concerns in their decision:

1. **Millcreek General Plan. Chapter 3.1, Unique Neighborhoods. CHARACTER. GOAL N-1:** Preserve and enhance the physical elements that define each neighborhood's character. Strategy 1.5: Ensure that new infill development is compatible with existing neighborhoods by regulating structure sizes and heights; building forms and materials; yard setbacks; streetscape character; height and bulk transitions; buffering; and other factors.
2. **Lot Width:** The lot width arrangement does not conform to the neighborhood as most lots in the immediate area are on average 80-90 feet wide making the placement of the home not only more desirable but wide enough that a traditional home can be placed as to not impact the neighbors, respect view sheds, and still meet lot coverages and setbacks. While homes in the area can be big and bulky but their widths are wider accommodating the size.
3. **Topography:** Historically, the lot arrangements, according to the area's topography, have been placed as such to preserve the ravines, gullies and natural water channels. Development has been built right up to the edge in some cases, but the majority of the dense tree filled ravines and gullies have been preserved, which is a feature of the area that makes it unique.

May recommended a continuance for the subdivision until a more suitable and compatible development was proposed based on the staff findings in the staff report. Vice Chair Stephens asked about the permanent non-buildable easement areas. May said staff had been working with the developer for about a year and a half on the sensitive land issues. The goal was to close off the south end of the property for tree and storm water preservation.

Applicant – Tony Tippetts, 4052 W. 5900 S. in Salt Lake City, pointed out the concerns raised by staff about the proposal and responded to those concerns. He said he had done engineering of the road and lots, two separate geotechnical studies with positive findings, a third party review of the geotechnical studies, architectural design of the homes that was requested by Millcreek though not required and was still in draft phase, and verification of

utilities through will-serve letters. He said staff pointed out lot width concerns but the ordinance (18.20.040) did not include lot width in the character of the surrounding development or an average of surrounding lot widths. He ensured that a licensed architect and engineer would make sure the homes conformed with the neighborhood character. He reiterated that the project met all the requirements for a subdivision in the R-1-8 Zone under RCOZ. He pointed out that the lots would front on the new cul-de-sac and there would be no access allowed on the other street. He also noted that the developers would create as little impact as possible to the ravine area. The developers have actively tried to engage with the irrigation company and were willing to comply with their requirements. They will replace a fence and were working on an agreement with a neighbor. They have also had someone go out to review the traffic and that person said the proposed development's traffic would be nominal.

Commissioner Booth asked about the lot widths. Tippets said the current zoning required a 65-foot lot width and the proposal met that requirement. Commissioner Booth asked about the house renderings with a flat roof shown to the Commission and the compatibility with the neighborhood. Tippets said the designs were not final and the building height would dip into the ravine. Commissioner Sieber asked if the recommendations in the geotechnical report would limit the construction to certain seasons or raise the cost. Tippets said the developers could do everything but the asphalt in the winter. Commissioner Allen asked if the Commission could limit what the homes would look like. Tippets said the look of the neighborhood would be filtered through the building permit. May said subdivision approval was not approval of the home style but suggested that it could be a condition added to the Commission's approval if the applicant consented. He said the application did not go to the community council for review.

*Vice Chair Stephens opened the public hearing.*

Robert Behrens, President of East Mill Creek Water Company, said the homes were being structured at the top of the gulley that crossed over the top of the irrigation ditch. He said he had not heard about the preservation of the ditch during the presentations. The water on the property is used for irrigation and overflow is captured in the ditch and it is used for safeguard for flooding purposes. He expressed concern about the preservation of the ditch for the water usage of people in the area. He read a letter from Mr. Dudley (neighbor with water rights) that referenced the natural spring and his use of the irrigation water. Vice Chair Stephens said the issues of protecting water rights would be dealt with in the technical review part of the subdivision approval. May confirmed that statement and said that was listed in the proposed conditions of approval in the staff report. Commissioner Allen asked if the subdivision design made the ditch use incompatible. Behrens said yes and encouraged the Commission to preserve the rights of the irrigation flow to the residents.

Carolyn Probst, 3650 S. Craig Circle, said she loved the established neighborhood and the proposal would be a major change to it.

Rick Coyle, (2470 E. 3720 S.) Water Master for Franklin John Neff Ditch, said the water needed to continue to flow and naturally run into the storm drain system unless Mr. Dudley opened his gate. He said 70% of the water on 2700 E. and Craig Drive plus 90% of the water

on Kempner Road runs into the ditch as storm runoff into the gulley. He said if there was a flashflood, the ditch needed to be able to carry the water through.

Anna Clare Shepherd, 2785 Upland Drive, said she was involved with the neighborhood. She expressed concern with traffic and said that there was a Community of Christ Church with a preschool (Children's Discovery Preschool) across from Craig Circle that uses the circle for traveling. She said there was also traffic from Upland Terrace Elementary School in the area. She said the proposed lots did not fit in with the neighborhood. She worried about the waterflow and home settling.

Jane Dudley, 3711 S. 2700 E., expressed appreciation to the builder for not destroying the green space and for taking care of the irrigation issue.

William Lowe, 3678 E. Craig Circle, expressed concern for traffic and said he recently bought his home because it was in a cul-de-sac, the East Millcreek area was unique, and the neighborhood did not have houses stacked on each other.

Deanne Barney, 3660 Craig Circle, said she leased the Community of Christ Church property for the preschool that she owned. She expressed concern with traffic from the preschool and other nearby schools. She said the proposed homes did not match the existing neighborhood. She said people would be interested in living in the existing home on the subject property as it was without the subdivision.

Nancy Carlson-Gotts, 3500 S. Millcreek Canyon Road, said the East Mill Creek Community Council discussed the application though it did not formally come to them. She said the Council was concerned about the density, protecting trees, and the gulley. She requested the windows be non-reflecting and the height of the homes be kept down. She said subdivisions have come into Millcreek for PUDs and have had flooding issues because there was a ditch in the backyard and homes have needed blinds from the reflection of neighboring windows. She said density, home style, and water rights were important for the Council.

*Vice Chair Stephens closed the public hearing.*

Vice Chair Stephens said he would like to continue the item per staff's request. May said he did not feel the layout of five lots in this particular neighborhood met the character of the neighborhood. Francis Lilly requested direction for the applicant if the item was continued. Commissioner LaMar said he was in favor of the continuance and would like the lot width reconsidered. He said the design and style of the proposed homes did not meet the style of the neighborhood. He would want to know the staging for construction since the street was small. May said prior to subdivision approval, staff would engage in a preconstruction meeting and they could go through that phase by phase. Commissioner Booth asked if there would be an access at the back of the property. May said there was a driveway behind lot 105, but the subdivision code would prohibit double frontage lots, so all the lots would front on Craig Circle. Commissioner Allen said the density was okay because it complied with the zoning. He said the geologic hazards were concerning but it was outside of his expertise. He expressed concern about the cul-de-sac in a cul-de-sac for service vehicles and said he was not concerned with the lot width unless it impacted the neighbors. He wanted a mechanism that triggered home style based on size and scale of the existing neighborhood and then

expressed concern about the irrigation ditch, so he wanted a continuance. Commissioner Allen requested a preliminary agreement in place with the irrigation company before granting preliminary plat approval. Commissioners Reid and Claerhout favored continuance of the application. Commissioner Booth said the northeast lot would be most affected by the subdivision and he favored continuance. Commissioner Sieber said she was concerned with the ground water at one foot. She wanted those geotechnical recommendations to be part of the approval conditions. May agreed with Commissioner Sieber's comments about it being a condition of approval and said the Building Department would require a separate geotechnical report for each building permit. The irrigation and storm water runoff were a concern and the irrigation company would need to sign the plat before it could be recorded. Vice Chair Stephens said the reason for continuance was broadly an issue of compatibility and the Commission wanted further efforts from the applicant on irrigation issues to be settled, the geotechnical report to be heeded for solutions, and that there be a protocol or schedule for the construction process.

**Commissioner Booth, regarding SD-19-014, moved to continue the item until staff has adequate time to report back to the Commission when ready for full consideration of the project. Commissioner Claerhout seconded. Vice Chair Stephens called for the vote. All Commissioners voted yes. The motion passed unanimously.**

May said another notice would not be mailed out to residents for the next meeting so he urged them to get in touch with him if they wanted to follow the application.

## **2. Business Meeting**

### **2.1 Approval of November 20, 2019 Meeting Minutes**

**Commissioner LaMar moved to adopt the minutes as presented from the November 20<sup>th</sup> meeting. Commissioner Reid seconded. Vice Chair Stephens called for the vote. Commissioners Sieber, Reid, LaMar, Stephens, Claerhout, and Booth voted yes. Commissioner Allen abstained. The motion passed.**

### **2.2 Approval of November 25, 2019 Special Meeting Minutes**

**Commissioner Sieber moved to approve the special meeting minutes from November 25, 2019 as presented in the packet.** Commissioner LaMar requested an amendment to the sentence, "Commissioner LaMar worried about turning a 74-foot building into an 86-foot building" on page 4 to read "84-foot" instead of "86-foot." **Commissioner Reid seconded. Vice Chair Stephens called for the vote. Commissioners Sieber, Reid, LaMar, Stephens, and Booth voted yes. Commissioners Allen and Claerhout abstained. The motion passed.**

### **2.3 Updates from the Planning and Zoning Director**

Vice Chair Stephens said the bylaws required the Commission to appoint a Chair and Vice Chair for 2020. Commissioner LaMar, Booth, and Allen expressed interest in the positions. Vice Chair Stephen stated that he and Chair Healey would not be present at the meeting in January. The Commission decided to appoint a pro tempore to conduct the January meeting at that time.

Francis Lilly previewed some upcoming items for the Commission. He said there could be a potential overlay zone to facilitate the expansion of St. Marks Hospital. He strongly

encouraged a fence and retaining walls ordinance discussion. Commissioner Allen requested a simple, straightforward ordinance. Lilly recommended a work meeting in January or February for that item. He said an accessory dwelling unit ordinance would be coming soon and an open house would be held for the public on January 23, 2020. He would also like to work on technical fixes to the RM and C Zones and update the historic preservation ordinance. Lilly thanked the Commission for their work and wished them a happy holidays. Mayor Silvestrini thanked the Commission for their service and said they do a great job.

### 3. New Items for Subsequent Consideration

There were none.

### 4. Calendar of Upcoming Meetings

- East Mill Creek Community Council Mtg., 1/2/20, 6:30 p.m. at 2266 E. Evergreen Ave.
- Mt. Olympus Community Council Mtg., 1/7/20, 6:00 p.m. at 3450 E. Oakview Dr.
- Millcreek Community Council Mtg., 1/7/20, 6:30 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 1/8/20, 7:00 p.m. at 2375 E. 3300 S.
- City Council Mtg., 1/13/20, 5:00 p.m. at City Hall
- Planning Commission Mtg., 1/15/20, 5:00 p.m. at City Hall

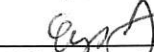
**ADJOURNED:** Commissioner Sieber moved to adjourn the meeting at 7:34 p.m. Commissioner Allen seconded. Vice Chair Stephens called for the vote. All Commissioners voted yes. The motion passed unanimously.

APPROVED:

  
Fred Healey, Chair  
SHAWN LAMAR

Date JAN 15, 2020

Attest:

  
Elyse Greiner, City Recorder